

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-E-05-SP **Related File Number:** 7-S-05-RZ
Application Filed: 6/15/2005 **Date of Revision:**
Applicant: LEGACY GROUP
Owner:

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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PROPERTY INFORMATION

General Location: Northwest side Tazewell Pike, northeast of Mountain Shadow Dr.
Other Parcel Info.:
Tax ID Number: 30 019 **Jurisdiction:** County
Size of Tract: 12.5 acres
Accessibility: Access is via Tazewell Pike a major collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 1 to 2 du/ac.
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This rural site is in the midst of rural residential and low density residential subdivision development that has occurred under A and RA zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes from the north
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area)
Requested Plan Category: LDR (Low Density Residential) & SLPA (Slope Prtotection Area)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): DENY LDR (Low Density Residential) designation

Staff Recomm. (Full): An LDR designation of this site would introduce low density into the middle of a rural residential designated area that does not recognize the adjacent RA zoned subdivision development. The subject property may be developed under PR zoning in a similar manner to the adjacent property at an overall density of one dwelling per acre by leaving the steep portion of the site vacant. The sector plan proposes this site, and the entire area, including the adjacent RA zoned subdivision, for rural residential and slope protection.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, and RA zoning.
2. PR zoning at 1 du/ac is compatible with the scale and intensity of the adjacent existing residential development and zoning pattern.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
2. The staff recommendation would permit a maximum of 12 units on the site while the applicant has revised the request to seek approval of 19 lots. The development of nineteen lots would add approximately 190 vehicle trips per day to the area street system and about 11 children under the age of 18 to the school system. The traffic engineer's assessment is that Tazewell can accommodate the projected increase in traffic from this development. (See attached letter.)
3. The PR zoning at 1 dwelling per acre is compatible with the adjacent RA zoned single family subdivision and other residential development in the area. The impact on adjacent properties will be minimized during the use on review/concept plan process.
4. According to the KGIS topography map and analysis attached, over eight acres of the site has 25 percent slope . PR zoning is the best zone for the development of the site since it will allow public review through the use on review development plan approval process. The recommended density of one dwelling per acre is consistent with the site's slope constraints

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes rural residential uses and slope protection for the site. However, approval of the sector plan to low density residential use for this site will allow a higher density of development to occur.
2. The site is located within the Rural Residential Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this applicant's request may generate similar requests in this area for PR zoning at up to 3 units per acre on properties which are proposed for rural residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: Approve LDR (Low Density Residential) & SLPA (Slope Protection Area)

Date of MPC Approval: 7/14/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/22/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: