

CASE SUMMARY

APPLICATION TYPE: REZONING

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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File Number: 7-E-14-RZ **Related File Number:**
Application Filed: 5/28/2014 **Date of Revision:**
Applicant: SMOKY MOUNTAIN LAND SURVEYING, CO., INC.

PROPERTY INFORMATION

General Location: West side Pelleaux Rd., south of Reflection Bay Dr.
Other Parcel Info.:
Tax ID Number: 27 286 **Jurisdiction:** County
Size of Tract: 0.74 acres
Accessibility: Access is via Pelleaux Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Two residential lots **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural and rural to low density residential uses, under A, RA and PR zoning.

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

Street: 8003 Pelleaux Rd
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, extension of PR from the north, south and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning, limited to no more than 2 dwelling units.

Staff Recomm. (Full):

PR zoning with the recommended condition to allow no more than 2 dwelling units allows reasonable use of the property, as proposed. The site is surrounded by several other PR zoned tracts in the area, developed with low density residential uses.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. PR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed PR zoning is consistent with the North County Sector Plan proposal for the site.
3. PR zoning at similar densities is already in place on three sides of the subject property. This proposal is an extension of that zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant intends to subdivide the subject property into 2 lots for detached houses (one of which will be for the house currently under construction on the property), consistent with surrounding development.
2. The impact to the street system will be minimal.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse effects on any other part of the County.
4. Public water and sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes low density residential use for the site, consistent with the requested PR zoning and density.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Residential densities on properties within the Rural Area are limited. However, this site is surrounded by PR zoning at greater than the usual 1 du/ac density limit and is located across Pelleaux Rd. from the Planned Growth Area, where any density may be considered. The property is also designated on the sector plan for low density residential uses. Utilities are in place to serve the proposed development.
3. Approval of this request may lead to future requests for PR zoning on surrounding properties zoned

Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.

4. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 7/10/2014

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) zoning, limited to no more than 2 dwelling units.

Date of Approval: 7/10/2014 **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: 8/25/2014

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: