

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-G-07-RZ **Related File Number:**
Application Filed: 5/31/2007 **Date of Revision:**
Applicant: SADDLEBROOK DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West side Gray Hendrix Rd., east side Hodge Rd., north of Byington Solway Rd.
Other Parcel Info.:
Tax ID Number: 90 162 **Jurisdiction:** County
Size of Tract: 11.5 acres
Accessibility: Access is via Gray Hendrix Rd., a local street with 17' of pavement width with 50' of right of way or Hodge Rd., a local street with 11-12' of pavement width within 30-40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Detached residential dwellings **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: South of the site, along the railroad and Byington-Solway Rd., are light industrial uses, zoned I. To the north, east and west are residential uses, zoned A and RA.

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

Street: 2613 Gray Hendrix Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: Application for LI plan designation and I zoning was withdrawn in May 2007 (5-M-07-RZ/5-A-07-SP).
Extension of Zone: No
History of Zoning: Application for LI plan designation and I zoning was withdrawn in May 2007 (5-M-07-RZ/5-A-07-SP).

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.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 4 du/ac.

Staff Recomm. (Full):

PR zoning at the recommended density is compatible with surrounding development and zoning, consistent with the sector plan proposal and appropriate for the slope characteristics of the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal is consistent with the sector plan designation for the site and is located within the Planned Growth Area on the Growth Policy Plan.
3. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.
4. 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.
2. At the requested density, up to 46 dwelling units could be proposed on the subject property. The development of detached dwellings would add approximately 507 vehicle trips per day to the street system and about 24 children to the school system.
3. The property fronts on two local streets, Hodge Rd. and Gray Hendrix Rd., neither of which has a pavement width of more than 17 feet, which is marginal for this proposed development. Road improvements, including widening, may be required, subject to requirements of Knox County Engineering. Required sight distance from the entrance drive(s) will also need to be certified on the development plans.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this zoning proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on other properties in the area which are designated for low density residential use 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: 7/12/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 4 dwelling units per acre

Date of MPC Approval:

7/12/2007

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: 8/27/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: