

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-J-06-RZ **Related File Number:** 7-F-06-SP
Application Filed: 6/5/2006 **Date of Revision:**
Applicant: G.E. KOONTZ
Owner:

PROPERTY INFORMATION

General Location: East side Roberts Rd., south side Shelton Rd.
Other Parcel Info.:
Tax ID Number: 31 095 **Jurisdiction:** County
Size of Tract: 26.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Farm
Surrounding Land Use:
Proposed Use: 78 single family detached residential dwelling units **Density:** 3 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Ag/RR
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 5300 Roberts 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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 du/ac. (Consistent with the current Agricultural / Rural Residential sector plan designation) (Applicant requested 3 du/ac.)

Staff Recomm. (Full): PR at the recommended density permits development of the property, consistent with the sector plan and Growth Policy Plan. The proposed density of 3 du/ac is out of character with the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The closest low density residential development to this site is slightly less than a mile to the north along Roberts Rd., north of Washington Pike. And is a spot rezoning and sector plan amendment approved in 2002, against MPC staff's recommendation. All surrounding properties are zoned Agricultural, with lot sizes substantially greater than 1 acre.
2. The recommended zoning and density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the current sector plan and Growth Policy Plan. The site is located within the Rural Area on the Growth Policy Plan map and is not contiguous with the Planned or Urban Growth Area. The closest Planned Growth Area is approximately 2.5 miles to the south on the south side of Millertown Pike.
3. All properties in the immediate area of this site are developed with agricultural and rural residential uses under A zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water utilities are currently available at the site, but sanitary sewer is not. However, the applicant has provided the attached letter from KUB that indicates that sanitary sewer service may be provided to the site, once downstream improvements are completed in 2008.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 26 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 260 vehicle trips per day to the street system and would add approximately 15 children under the age of 18 to the school system. The requested density of 3 du/ac would allow for a maximum of 78 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 780 vehicle trips per day to the street system and would add approximately 45 children under the age of 18 to the school system.
3. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development. Adequate sight distance from proposed access points will need to be certified on the development plans. This site has two streets where access could potentially be provided.
4. In meeting the requirements of the Growth Policy Plan for rezoning in the Rural Area, the applicant has provided the attached traffic impact analysis addressing the capacity and condition of streets connecting the site into the Planned Growth Area, which is located 2.5 miles to the south on Roberts Rd. at Millertown Pike. Roberts Rd. is classified as a major collector street on the Major Road Plan map. The Knox County Engineering and MPC Transportation Planning Staffs have verified that Roberts Rd. is adequate to handle the additional traffic that would be generated by this proposed development. The preliminary traffic impact analysis for this rezoning was based on a total proposed development consisting of 78 dwelling units. If more than 75 units are proposed, a full traffic impact analysis will be required at the concept subdivision review stage that will address the exact nature of improvements that will be needed based on a more specific development plan.
5. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The proposed sector plan amendment and zoning density are out of character with the surrounding area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan, which was last updated in 2003, proposes agricultural and rural residential uses for the site, consistent with the recommended density of 1 du/ac, but not consistent with the proposed density of 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. With an approved sector plan amendment to LDR, the proposal meets all Growth Policy Plan requirements for approval of PR zoning at up to 3 du/ac, except that the site is not contiguous with the Planned or Urban Growth Area.
3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, especially with the extension of sewer to this site.

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:** 7/13/2006

Details of MPC action: APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 3 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential) at a density of up to 3 dwelling units per acre

Date of MPC Approval: 7/13/2006 **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, Second Reading:
Date of Legislative Action:	8/28/2006	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:	Approved	If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		