

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-J-08-RZ

Related File Number:

Application Filed: 6/2/2008

Date of Revision:

Applicant: JOHN HANCOCK

PROPERTY INFORMATION

General Location: Southeast terminus of Lyngate Blvd., southeast of W. Beaver Creek Dr.

Other Parcel Info.:

Tax ID Number: 67 040

Jurisdiction: County

Size of Tract: 19.9 acres

Accessibility: Access is via Lyngate Blvd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Residential

Density: 2 du/ac

Sector Plan: North County

Sector Plan Designation: LDR & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is located in an area of the county that has been developed with detached and attached residential lots under A, RA and PR 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, property to the north and west is zoned PR.

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 1.5 du/ac. (Applicant requested up to 2 du/ac.)

Staff Recomm. (Full):

Based on the significant steep slopes located on this site, staff is recommending against the applicant's request for 2 du/ac du and is recommending approval of PR zoning at 1.5 du/ac. PR zoning is compatible with surrounding development and zoning and is consistent with the low density residential sector plan designation for this property. The adjoining attached residential subdivision to the north, Brockton Place, is zoned PR at 6 du/ac.

The applicant is planning on combining this property with the adjoining property to the southwest to develop a detached residential subdivision. In May of 2008, the applicant was approved for a 5-lot subdivision on the adjoining 5-acre lot (5-SC-08-C). Since the majority of the site has significant slope constraints, the applicant anticipates that all development will be located near the terminus of Lyngate Blvd. where the slopes are not as significant. Access to the lots will be from a new public right-of-way that will be extended from the current terminus of Lyngate Blvd.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 1.5 du/ac is appropriate at this location based on the significant slopes located on the property.
2. PR zoning is compatible with existing and proposed residential development and zoning pattern along this section of W. Beaver Creek Dr. The adjoining attached residential subdivision to the north, Brockton Place, is zoned PR at 6 du/ac.
3. This site has access to Lyngate Blvd. The developer of this property will be required to extend the public right-of-way of Lyngate Blvd. into the proposed subdivision.
4. This site does have some slope constraints as the property extends back toward Callahan Dr. With the recommended PR zoning, the protection and stabilization of the slopes and drainage ways will be addressed with any development plan proposal.
5. PR zoning is consistent with surrounding zoning and development pattern along this section of W. Beaver Creek Dr. This area has been developed with a mixture of detached and attached residential lots.

EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 29 units could be proposed on the subject property. This density would add approximately 332 vehicle trips per day to the street system and about 14 school aged children to area schools. The requested 2 du/ac would allow a maximum of 39 units, which would add approximately 436 vehicle trips per day and would approximately 19 children to area schools.
3. Based on the attached slope analysis, 62% of the site has slopes of 25% or greater and about 24% of the site has slopes between 15% and 20%. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans, including preservation of these sensitive areas. The recommended density of 1.5 du/ac is consistent with the site's slope constraints and will help to preserve these areas. If development of 29 units is located on the 19.9 acres of land with less than 15% slope, it will have the appearance of a development at 3 du/ac. which is still compatible with the surrounding development pattern.
4. PR zoning would require MPC use on review approval of site plans prior to any development of the property. During this review, issues such as the extension of Lyngate Blvd., traffic, sight distance, drainage, access topography, lot layout and other development concerns will be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential uses and slope protection. The developer of the property should understand that the existing slope constraints may not

allow development of the property at the approved density.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Planned Growth Area envisions a compact pattern of development with a wide range of housing choices.

MPC Action: Approved

MPC Meeting Date: 7/10/2008

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 1.5 dwelling units per acre

Date of MPC Approval: 7/10/2008

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: 8/25/2008

Date of Legislative Action, Second Reading: 9/22/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: