

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-L-06-RZ **Related File Number:**
Application Filed: 6/5/2006 **Date of Revision:**
Applicant: ANDREW SMIDDY
Owner:

PROPERTY INFORMATION

General Location: Southwest side Carpenter Rd., northwest of W. Emory Rd.
Other Parcel Info.:
Tax ID Number: 66 PART OF 019, 022 OTHER: 078-035 (MAP ON FILE **Jurisdiction:** County
Size of Tract: 49 acres
Accessibility: Access is via Carpenter Rd., a minor collector street with 15-16' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural to low density residential uses under A, PR 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, extension of PR zoning from the southeast.
History of Zoning: The adjacent property to the southeast was rezoned PR in early 2005 (12-G-04-RZ).

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 up to 4 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended lesser density is a logical extension of zoning and density from the south, is compatible with the surrounding development and zoning pattern and is consistent with the sector plan proposal.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The RA zoning to the northeast of the site allows approximately 3 to 4 du/ac with a minimum lot size requirement of 10,000 square feet. The 17-acre site to the southeast is being developed at approximately 4 du/ac under PR zoning.
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.
2. At the staff's recommended density, up to 196 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,960 vehicle trips per day to the street system and about 138 children under the age of 18 to the school system. At the applicant's requested density, up to 245 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2,450 vehicle trips per day to the street system and about 173 children under the age of 18 to the school system.
3. The 15-16 feet of pavement width on Carpenter Rd. is unacceptable for the proposed residential density. MPC and Knox County Engineering may require widening of the street from the proposed access drive south down to the northern edge of the adjacent PR-zoned Carpenter Ridge subdivision to the southeast as part of the concept plan/use on review process. Carpenter Rd. was widened from W. Emory Rd. north to just past the entrance to the Carpenter Ridge subdivision as a condition of approval.
4. 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. A second access point will be required if the development exceeds 150 units. It may be possible to access the subject property through the Carpenter Ridge subdivision via Ridgewalk Ln. The lot in the northwest corner of subdivision, at the cul-de-sac end of Ridgewalk Ln. is currently undeveloped and the street could be extended to provide access to the subject property.
5. 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 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 properties 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: 8/10/2006

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: 8/10/2006

Date of Denial:

Postponements: 7/13/2006

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/25/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: