

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-O-06-RZ **Related File Number:**
Application Filed: 6/5/2006 **Date of Revision:**
Applicant: ROBERT RANKIN
Owner:

PROPERTY INFORMATION

General Location: Southwest side S. Northshore Dr., southeast of Sandpiper Ln.
Other Parcel Info.:
Tax ID Number: 153 095, 09501, 09502 **Jurisdiction:** County
Size of Tract: 15.25 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 22' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residences
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR and SLPA
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 from the south and east
History of Zoning: None noted for this property. The parcel to the east, directly across S. Northshore Dr., was rezoned PR at 1-4.5 du/ac in early 2006 (1-S-06-RZ). The 500-acre peninsula to the south was rezoned PR at 1-3 du/ac in late 2005 for Beacon Park.

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

Staff Recomm. (Full): PR zoning at the recommended density is compatible with surrounding development, is consistent with the sector plan and is appropriate considering the slope characteristics of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding residential development and zoning pattern and is consistent with the sector plan proposal for the site.
2. The recommended lesser density reduces the impact on surrounding land uses and takes into account the steep slopes in portions of the site, allowing for a more compatible development and preservation of the steep slope areas.
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 45 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 450 vehicle trips per day to the street system and about 37 children under the age of 18 to the school system. At the applicant's requested density, up to 76 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 760 vehicle trips per day to the street system and about 63 children under the age of 18 to the school system.
3. More than half of the site is designated as slope protection area on the sector plan. Based on the attached slope analysis, about 27.3% of the site has slopes of 25% or greater and 39.6% of the site has slopes between 15 and 25%. 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.
4. There is a large manmade pond and gardens near the center of the site in front of an existing house. If possible, staff would recommend preserving this area as an amenity for the future residential development.
5. The recommended zoning and density 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 Southwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the recommendation.
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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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 4 du/ac.

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of up to 4 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:

8/28/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR at 3 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: