

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: 8-D-06-RZ **Related File Number:**
Application Filed: 7/6/2006 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Northwest side Keller Bend Rd., northwest of Citadel Ln.
Other Parcel Info.:
Tax ID Number: 155 012 **Jurisdiction:** County
Size of Tract: 13.21 acres
Accessibility: Access is via Keller Bend Rd. a local street with 20' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 2 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 residential uses under A and PR zoning. A large parcel to the west of the site is zoned CA, but is not developed with any commercial uses.

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

Street: 2329 Keller Bend Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) and A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the south
History of Zoning: None noted

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 1 du/ac. (Applicant requested 2 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended lesser density is more compatible with surrounding development, is consistent with the sector plan and is appropriate considering the slope characteristics of the site. The great majority of the site is designated for slope protection on the sector plan, with only a small portion shown for low density residential development.

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 rural residential development and zoning pattern and is consistent with the sector plan proposal for the site. No residential development has occurred at greater than 1 du/ac along Keller Bend Rd., except at the very southern end of the Keller Bend Rd. peninsula where there is a small condominium development called Mariner's Point, zoned PR @ 1-8 du/ac.
2. The recommended lesser density lessens the impact on surrounding land uses and takes into account the steep slopes on 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. The applicant has provided the attached letter which indicates that water and sewer utilities are located adjacent to the site and capacity is available to serve the proposed development.
2. At the staff's recommended density, up to 13 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 130 vehicle trips per day to the street system and about 10 children under the age of 18 to the school system. At the applicant's requested density, up to 26 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 260 vehicle trips per day to the street system and about 21 children under the age of 18 to the school system.
3. Based on the attached slope analysis, about 42.92% of the site has slopes of 25% or greater. 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. In discussions with the applicant, it has been indicated that the proposed access to the site will be at a location across from Citadel Ln. to the south. Minimum sight distance requirements will need to be certified from any proposed access points to Keller Bend Rd. on the development plan. The property's Keller Bend Rd. frontage in the northeast portion of the site is not wide enough to provide the required right of way for a public street.
5. The recommended zoning and density are 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 proposal. However most of the site is designated as slope protection and the attached slope analysis indicates that a good deal of the site is not suitable for low density residential development. The area directly south of the site is proposed for agricultural / rural residential uses and slope protection.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map. The area adjacent to this site, to the south and east of Keller Bend Rd. is designated as Rural Area.

3. This request may generate similar requests for low density residential zoning in this area in the future.

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: Denied **MPC Meeting Date:** 9/14/2006
Details of MPC action: DENY PR (Planned Residential) zoning.
Summary of MPC action: DENY PR (Planned Residential)
Date of MPC Approval: **Date of Denial:** 9/14/2006 **Postponements:** 8/10/2006
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 10/11/2006

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 11/20/2006 **Date of Legislative Action, Second Reading:**
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: Denied (Withdrawn) **Disposition of Case, Second Reading:**
If "Other": Withdraw Appeal. Remains denied. **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**