

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-G-06-SP Related File Number: 8-E-06-RZ
Application Filed: 7/21/2006 Date of Revision:
Applicant: S & E PROPERTIES

PROPERTY INFORMATION

General Location: Northeast side Everett Rd., north side I-40/75
Other Parcel Info.:
Tax ID Number: 129 164 OTHER: 141 082 Jurisdiction: County
Size of Tract: 70 acres
Accessibility: Access is via Everett Rd., a major collector street with 20' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached single family subdivision Density: 2 du/ac.
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context: Property north of I-40/75 in this area is sparsely developed and zoned A and F.

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:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Rural Residential and SLPA (Slope Protection Area)
Requested Plan Category: LDR (Low Density Residential) and SLPA (Slope Protection Area)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY LDR (Low Density Residential) designation

Staff Recomm. (Full):

This site is unsuitable for low density development due to 25 percent, or greater, slopes over half the site. The sector plan proposes rural residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is similar in intensity to the current A zoning of the property, but PR is preferable because of the flexibility it allows in lot sizes and subdivision design, as well as the required use on review approval of development plans by MPC.
2. PR zoning at up to 1 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. This site has access to Everett Rd. just north of its underpass with I-40/75
3. PR zoning will require MPC concept plan and 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. It will also identify the types of residential units that may be constructed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site, but will need to be extended to this property. The applicant has stated that he has spoken with West Knox Utility District and that sewer utilities can be extended to this site at the developer's expense.
2. At the staff's recommended density, up to 70 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 700 vehicle trips per day to the street system and about 50 children under the age of 18 to the school system. At the applicant's requested density, up to 140 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,400 vehicle trips per day to the street system and about 99 children under the age of 18 to the school system.
3. The applicant will be expected to work with MPC and the Knox County Department of Engineering in meeting all applicable stream protection requirements for Hickory Creek, which runs along the south side of the subject property.
4. 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. With the approval of the requested amendment to low density residential, the rezoning density requested would be consistent with the Northwest County Sector Plan. The staff recommendation is consistent with the adopted sector plan
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The PR zoning and recommended density meets all requirements for rezoning within the Rural Area. The requested density of 2 du/ac is greater than should be considered on a site with 50% of its area having 25 percent, or greater, slopes. (See attached slope maps and analysis.)
3. This request may generate similar requests for low density plan designations and PR zoning in this area in the future on properties in this area.

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.

Action:

Denied

Meeting Date: 8/10/2006

Details of Action:

Summary of Action: DENY LDR (Low Density Residential)

Date of Approval:

Date of Denial: 8/10/2006

Postponements:

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: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved LDR

Date of Legislative Appeal:

Effective Date of Ordinance: