APPLICATION TYPE: REZONING



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File Number:8-L-15-RZApplication Filed:6/29/2015Applicant:RICK WILKINSON

Related File Number: Date of Revision:

PROPERTY INFORMATION

General Location:	South side Bob Gray Rd., east of Gray Eagle Ln.		
Other Parcel Info.:			
Tax ID Number:	118 080	Jurisdiction:	County
Size of Tract:	8.7 acres		
Accessibility:	Access is via Bob Gray Rd., a major collector street with 19' of way.	f pavement width	within 50' of right-of-

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacant land		
Surrounding Land Use:			
Proposed Use:	Detached residential subdivision		Density: 4 du/ac
Sector Plan:	Northwest County	Sector Plan Designation: LDR	
Growth Policy Plan:	Planned Growth Area	i	
Neighborhood Context:	This area is developed with low density, detached residential uses under A, RA and PR zoning, some within the TO (Technology Overlay).		

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

Street:

10304 Bob Gray Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RA (Low Density Residential) / TO (Technology Overlay)
Former Zoning:	
Requested Zoning:	PR (Planned Residential) / TO (Technology Overlay)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of PR zoning from the south, east and west
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:	Michael Brusseau
Staff Recomm. (Abbr.):	RECOMMEND that County Commission APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning at a density of up to 4 du/ac.
Staff Recomm. (Full):	PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The site is relatively flat with few environmental constraints, so is appropriate for development at the proposed density within the LDR density range. The site is already zoned RA, which allows a density of about 4 du/ac.
Comments:	REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
	 THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY: 1. This site is accessed from Bob Gray Rd., a major collector street, and is adjacent to other residential developments that are zoned PR at comparable densities. 2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal. 3. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern. 4. The site is appropriate to be developed under PR zoning at the requested density. The site does not have significant slope or other environmental constraints, and has access to a major collector street. 5. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting. THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. PR zoning is intended to provide optional methods of land development which encourage more inaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Additionally, the zoning states that each development shal
	 THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT: 1. At the requested density of up to 4 du/ac on the 8.7 acres reported, up to 34 dwelling units could be proposed for the site. If developed with the proposed, detached residential units, this would add approximately 384 trips to the street system and about 18 children to the school system. 2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties. 3. The approval of this request will allow the applicant to submit a development plan with up to 34

Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	
Date of Approval:	8/13/2015	Date of Denial:	Postponements:	
Summary of Action:	Recommend the Knox County Commission approve PR (Planned Residential) / TO (Technology Overlay) zoning at a density up to 4 dwelling units per acre			
Details of Action:				
Action:	Approved		Meeting Date:	8/13/2015
	 The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 4 du/ac. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Mon., August 10, 2015 (8-B-15-TOR). Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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. 			
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:			
	dwelling units for MF 4. Public water and	PC's consideration. sanitary sewer utilities are available to se	erve the site.	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission		
Date of Legislative Action:	9/28/2015	Date of Legislative Action, Second Reading: 10/26/2015	
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:	