

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

File Number: 8-Q-05-RZ **Related File Number:** 8-G-05-SP
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: PHILIP K. IVENS
Owner:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side Ellistown Rd., southwest side Shipe Rd., southeast of Washington Pike
Other Parcel Info.:
Tax ID Number: 40 166 **Jurisdiction:** County
Size of Tract: 55.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Two residential dwellings and vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 3 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Ag / RR
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 4632 Ellistown Rd.
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:
History of Zoning:

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 1 du/ac. (Consistent with the current Agricultural / Rural Residential sector plan designation) (Applicant requested 3 du/ac.)

Staff Recomm. (Full): PR at the recommended density permits development of the property, consistent with the sector plan and growth policy plan, and permits flexibility for clustering of dwelling units in more developable parts of the site. The proposed density of 3 du/ac is out of character with the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located near a residential subdivision to the southwest on Ellistown Rd., zoned PR at 1 du/ac and developed at less than 1 du/ac. That 22-lot development is consistent with its agricultural and rural residential sector plan designation.
2. The recommended zoning and density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the current sector plan and Growth Policy Plan.
3. Other properties in the area are developed with agricultural and rural residential uses under A and PR zoning.
4. The site is located in the Rural Area on the Growth Policy Plan map and is not contiguous with the Planned or Urban Growth Area. The closest Planned Growth Area is approximately 1.5 miles to the south on the south side of Millertown Pike. The Urban Growth Boundary of Knoxville is located about 2.3 miles to the west on Washington Pike at Harris Rd.

THE EFFECTS OF THE PROPOSAL

1. Public water is available at the site. Public sewer utilities are not currently available. However, the applicant has provided the attached letter from KUB that indicates that sanitary sewer service may be provided to the site.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 55 dwelling units to be proposed for the site. That number of single family detached units would add approximately 550 vehicle trips per day to the street system and would add approximately 32 children under the age of 18 to the school system. The requested density of 3 du/ac would allow for a maximum of 166 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 1,660 vehicle trips per day to the street system and would add approximately 97 children under the age of 18 to the school system.
3. 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. This site has numerous streets, Ellistown Rd., Shipe Rd., and Washington Pike, where access could potentially be provided. Depending on the density approved and number of units proposed, more than one access point may be required for the development.
4. To meet one of the requirements of the Growth Policy Plan for rezoning in the Rural Area, the applicant has provided a traffic impact analysis, which has been reviewed by Knox County Engineering and MPC Transportation Planning staff. The Traffic Impact Study is based on a development consisting of 126 single-family units, with two proposed access points to Shipe Rd. and one proposed access to Ellistown Rd. Both Shipe Rd. and Ellistown Rd. meet the minimum roadway width requirements of at least 18-ft (two 9-ft lanes), however the TIS notes that the developer should attempt to provide 6-ft shoulders along the development frontage where practical (and where Knox County Engineering deems appropriate). The development appears to have a manageable impact on area roadways, however a more detailed analysis will be required at such time as a Concept Subdivision Plan is submitted.
5. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The proposed sector plan

amendment and zoning density are out of character with the surrounding area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac, but not consistent with the proposed density of 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. With an approved sector plan amendment to LDR, the proposal meets all Growth Policy Plan requirements for approval of PR zoning at 1 to 3 du/ac, except that the site is not contiguous with the Planned or Urban Growth Area.
3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, especially with the extension of sewer to this site.

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:** 8/11/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 dwelling unit per acre

Date of MPC Approval: 8/11/2005 **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: 9/26/2005 **Date of Legislative Action, Second Reading:** 10/24/2005

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Postponed **Disposition of Case, Second Reading:** Approved as Modified

If "Other": **If "Other":**

Amendments: **Amendments:**

Approved PR at 1-2.5 du/ac

Date of Legislative Appeal: **Effective Date of Ordinance:**