

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-R-05-RZ **Related File Number:**
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: COBIA PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side Rutledge Pike, northeast of Ellistown Rd.
Other Parcel Info.:
Tax ID Number: 51 111, 111.01, 111.02, 114 **Jurisdiction:** County
Size of Tract: 53.9 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and dwellings
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed primarily with rural residential uses under A zoning. There is significant RB and I zoning in the area. There is a business to the northwest, zoned CB.

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: RAE (Single Family Exclusive Residential)
Previous Requests: MPC approved PR in 2004 (10-E-04-RZ) and RA in 2005 (3-G-05-RZ). County denied both on appeal.
Extension of Zone: No
History of Zoning: On most of this site, with the exception of parcel 111, MPC approved PR zoning at 1-4 du/ac on 11/10/04 (10-E-04-RZ) and approved RA zoning on 3/10/05 (3-G-05-RZ). Knox County Commission overturned both of those decisions on appeals by opposition.

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 RAE (Single Family Exclusive Residential) zoning.

Staff Recomm. (Full): RAE zoning is consistent with the sector plan designation for the property and is appropriate with access to Rutledge Pike. The property is located within the Planned Growth Area of the Growth Policy Plan.

Comments: The subject property was previously approved by MPC for PR zoning at 1 to 4 du/ac on 11/10/04 (10-E-04-RZ) and for RA zoning on 3/10/05 (3-G-05-RZ). Twice, on appeals by the opposition, the Knox County Commission voted to overturn the MPC's decision and deny the rezoning. The applicant has now added parcel 111, bringing the acreage to 53.9 acres, and is now requesting RAE zoning, another zone which will allow the proposed single family detached residential development and which is consistent with the sector plan designation.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RAE zoning is compatible with surrounding development and is consistent with the sector plan proposal for low density residential uses in the area.
2. The property is surrounded by residential development, under Agricultural, RB and I zoning, and is located within the Planned Growth Area of the Growth Policy Plan.
3. The RAE zoning will allow the 53.9-acre property to be subdivided into lots of no less than 10,000 square feet in size with sewer, or 20,000 square feet without sewer.
4. RAE zoning allows a similar density (about 4 du/ac) as what would be allowed under the previously approved RA or PR zoning.
5. The site to the southwest, along McMillan Station Rd., zoned RB and A, was a former landfill and a mobile home park, and is currently an active demolition landfill.

THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available to serve the site. Sewer utilities are not available at the site. The applicant has stated that sewer will be extended to the site and has provided a letter from KUB.
2. Under the requested RAE zoning with sewer and 10,000 square foot lots, up to 234 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2,430 vehicle trips per day to the street system and about 137 children under the age of 18 to the school system.
3. If more than 75 lots are proposed, a traffic impact study will be required as part of the concept plan process. It is staff's understanding that access to the development will be proposed from Rutledge Pike only. However, if more than 150 lots are proposed, staff may recommend having more than one access point to the development. Ellistown Rd. would be the other option. This section of Ellistown Rd. has a marginal pavement width as narrow as 16 feet in some sections, so some road widening improvements may be required as part of the development plan review process. The site appears to have adequate sight distance along Ellistown Rd., but it will have to be certified from the possible access point on the development plans. Rutledge Pike is a four-lane median divided facility. Along the subject property's frontage, there is no center median cut on Rutledge Pike, which may be problematic. The developer will be expected to work with TDOT, Knox County Engineering and MPC staff in making any required improvements.
4. The proposal is compatible with the surrounding residential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with this proposal.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request could generate similar requests for RAE or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a concept plan and final plat for MPC approval prior to subdivision and development of the property. These plans will show the property's proposed subdivision, lot layout and means of access.

MPC Action: Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action: APPROVE RAE (Single Family Exclusive Residential)

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:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Dened RAE

Date of Legislative Appeal:

Effective Date of Ordinance: