

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-U-05-RZ **Related File Number:**
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: FRED LEONARD
Owner:

PROPERTY INFORMATION

General Location: Southeast side Yarnell Rd., northeast of Cooper Ln.
Other Parcel Info.:
Tax ID Number: 117 084 OTHER: PORTION ZONED CA AND A **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Yarnell Rd., a major collector street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Ag / RR
Growth Policy Plan: Rural Area
Neighborhood Context: This site is surrounded by rural and low density residential uses, as well as a church, that have been developed under A, PR and CA zoning.

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

Street: 1500 Cooper Ln
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: The remainder of the parcel was rezoned PR @ 1-3 du/ac in 2004. (11-J-04-RZ/11-B-04-SP)
Extension of Zone: Yes, extension of PR from the southeast.
History of Zoning: MPC approved adjacent LDR designation and PR zoning at 1-3 du/ac on 11/10/04 (11-B-04-SP/11-J-04-RZ).

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 to 3 du/ac.

Staff Recomm. (Full): PR at 1-3 du/ac is a logical extension of zoning and density from the southeast and will allow the entire parcel to be developed under one zone.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A and PR zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject site is part of the parcel to the southeast, which was zoned PR at 1 to 3 du/ac in 2004. The entire parcel 84 is being proposed for one development.
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 from the utility provider, verifying that the site can be connected to sanitary sewer, at the developer's expense.
2. At the proposed density, up to 114 dwelling units could be proposed on the entire subject parcel. The development of single family detached dwellings would add approximately 1,140 vehicle trips per day to the street system and about 80 children under the age of 18 to the school system.
3. If more than 75 lots are being proposed as part of the overall development, a traffic impact study will be required to be submitted with concept/use on review plans.
4. The southernmost portion of the site is designated as slope protection on the sector plan. In this area, 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. There are also several blue line streams traversing the site. The applicant will be required to meet all applicable requirements of TDEC and Knox County Engineering in addressing the streams.
5. 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. The Northwest County Sector Plan proposes agricultural / rural residential uses for the site. However, the remainder of the subject parcel to the southeast is proposed for LDR (Low Density Residential) uses. The rezoning application did not require a sector plan amendment because it was considered a logical extension of the LDR designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. However, the remainder of parcel 84 to the southeast is already zoned PR at 1 to 3 du/ac. The Growth Policy Plan requirements pertaining to proposals in the Rural Area were met for the previous approval of PR in 2004, and no additional information is needed for this extension of the PR.
3. This request may generate similar requests for PR zoning in this area in the future on properties to the north and east, which are proposed for low density residential uses by the sector plan.

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 to 3 dwelling units 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:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: