# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 8-W-05-RZ Related File Number:

**Application Filed:** 7/11/2005 **Date of Revision:** 

Applicant: GOLDIE HOBBY

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

# PROPERTY INFORMATION

General Location: Northwest side E. Copeland Dr., northeast of Bowman Hollow Rd.

Other Parcel Info.:

**Tax ID Number:** 46 D A 001 **Jurisdiction:** County

Size of Tract: 1.27 acres

Accessibility: Access is via E. Copeland Dr., a minor collector street with 17' of pavement width within 40' of right of

way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Single family detached residential development with adjacent site Density: 3 du/ac

Sector Plan: North County Sector Plan Designation: Ag / RR

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with agricultural, rural and low density residential uses under A, RA and PR

zoning.

## 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: Adjacent property requested for LDR and PR zoning for July 14 MPC meeting. (7-T-05-RZ/7-F-05-SP)

**Extension of Zone:** Yes, extension of pending PR zoning from the north and west

History of Zoning: MPC approved a sector plan amendment to LDR and rezoning to PR @ 1-3 du/ac on the adjacent

property on 7/14/05 (7-F-05-SP/7-T-05-RZ). The rezoning is still pending final approval from Knox

County Commission.

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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 the requested density is compatible with surrounding residential development in the area and is a

contiguous addition to the previously approved PR zoning to the north and west.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR  $\dot{}$ 

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 property will be combined with the adjacent property, already approved to PR zoning for any development.

for PR zoning, 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.
- 2. The subject property is proposed to be developed with the adjacent site, which was approved for PR by MPC on July 14 with Knox County Commission approval still pending, for a total of 25.8 acres of PR zoning. At the proposed density, up to 77 dwelling units could be proposed for the entire PR zoned site. The development of single family detached dwellings would add approximately 770 vehicle trips per day to the street system and about 50 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 traffic impact study provided for this proposal states that required sight distance of 300 feet on E. Copeland Dr. is available for access to the development. This will need to be certified from the proposed access drive on the development plan. If more than 75 lots are proposed, the traffic impact study will be reviewed further as part of the concept plan / use on review process. MPC transportation planning and Knox County Engineering have reviewed the current traffic study and approved E. Copeland Dr. for consistency with the Growth Policy Plan requirements for low density residential development in the rural area.
- 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 North County Sector Plan proposes agricultural / rural residential uses for the site. The rezoning application did not require a sector plan amendment because it was considered a logical extension of the pending LDR designation to the north and west.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. However, the adjacent site to the north and was already approved for 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 July 2005, 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 south and east, which are proposed for low density residential uses by the sector plan.

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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.

Approved MPC Meeting Date: 8/11/2005

**Details of MPC action:** 

**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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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