

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: 9-B-05-RZ **Related File Number:**
Application Filed: 8/5/2005 **Date of Revision:**
Applicant: FOREST BROOK PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side W. Governor John Sevier Hwy., northwest side W. Marine Rd., south of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 137 25403 **Jurisdiction:** County
Size of Tract: 12.64 acres
Accessibility: Proposed access is via W. Governor John Sevier Hwy., a major arterial street with 30' of pavement width within 150' of right of way. There is also access via W. Marine Rd., a local street with 18' 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 **Density:** 4 du/ac
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily developed with rural residential uses that have occurred under Agricultural zoning. There is some CA zoning to the northeast of the site that is currently undeveloped. A large tract to the east of the site, at the intersection of Chapman Hwy. and W. Gov. John Sevier Hwy., has been recently rezoned CA for a large scale commercial development.

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

Street: 400 W Governor John Sevier Hwy
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: No
History of Zoning: None noted

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. (Applicant requested 1-4 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is compatible with the surrounding development and zoning pattern, is consistent with the sector plan proposal and is appropriate given the slope characteristics of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A and RB zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.
3. The recommended lesser density reduces the impact on surrounding land uses and takes into account the steep slopes on the southern portion of the site, allowing for a more compatible development and preservation of the steep slope areas.
4. 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.
2. At the staff's recommended density, up to 37 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 370 vehicle trips per day to the street system and about 18 children under the age of 18 to the school system. At the applicant's requested density, up to 50 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 500 vehicle trips per day to the street system and about 25 children under the age of 18 to the school system.
3. The applicant will have to get a permit from TDOT to establish a curbcut on W. Governor John Sevier Hwy. The development may also have a secondary access to W. Marine Rd. Required sight distance will have to be certified from either access point on the development plan, and the widening of W. Marine Rd. may be necessary. A large commercial development has been approved to the east of this site, which will include a realignment of the existing W. Marine Rd. The proposed improvements will eliminate what is now a very dangerous intersection of W. Marine Rd. and Chapman Hwy.
4. Based on the attached slope analysis, about 19% of the site has slopes of 25% or greater. In these areas, 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.
5. The recommended zoning and density 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 South 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 may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use 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: 9/8/2005

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: 9/8/2005

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: 10/24/2005

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: