# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 9-G-07-RZ Related File Number:

**Application Filed:** 8/6/2007 **Date of Revision:** 

Applicant: J.K. RYMER HOMES



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# PROPERTY INFORMATION

General Location: Southwest side Belt Rd., southeast side Smallwood Dr.

Other Parcel Info.:

Tax ID Number: 135 B B PART OF 033 OTHER: MAP ON FILE AT MPC Jurisdiction: County

Size of Tract: 0.7 acres

Accessibility: Access is via Smallwood Rd., a local street with 13' to 15' of pavement within a 40' right-of-way.

## **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Attached residential Density: 3 du/ac

Sector Plan: South County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This site is part of a residential neighborhood that has developed under RA, RAE, RB and PR zones.

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

Street: 2505 Belt Rd

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Adjacent property was rezoned to PR at 3 du/ac. in April 2007. (4-O-07-RZ)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning

APPROVE a density up to 3 dwelling units per acre

This site will be included with the adjoining property that was recently zoned PR and will become part of Staff Recomm. (Full):

that residential development. PR zoning at up to 3 dwellings per acre is consistent with surrounding development. The sector plan proposes low density residential uses for this site. Staff recommendation is consistent with the character of the existing development surrounding the site, which is primarily

detached residential dwellings developed on large lots under RA, A and RAE zoning.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

> 1. PR zoning at up to 3 du/ac is compatible with the recent rezoning of the adjacent property and the scale and intensity of the existing and proposed residential development pattern along Maloney Rd. and Belt Rd. Development density on adjacent lots ranges from 1 to 2 du/ac. The 3 du/ac. Density takes into account the lower developed density of surrounding properties.

> 2. PR zoning will require MPC use on review reapproval of site plans prior to this property being added to the adjacent development. 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. The adjacent development approval was for 36 attached dwelling units and is intended to incorporate the subject property.
- 3. The site has access to Smallwood Dr. However, the larger site is accessed by Maloney Rd.., and Belt Rd. also.
- 4. The recommended zoning and density are compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The PR zone requires a 35' peripheral building setback, which will apply along the entire periphery of the site.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South County Sector Plan proposes low density residential uses for the site.
- 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 proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a use on review (concept plan if proposed detached units) 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 will also be required at this stage, if deemed necessary of Knox County Engineering and MPC staff.

Withdrawn prior to publication?: Action Appealed?:

MPC Action: Approved MPC Meeting Date: 9/13/2007

**Details of MPC action:** 

Date of Withdrawal:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 3 dwelling units per acre Date of MPC Approval: 9/13/2007 Date of Denial: Postponements:

# LEGISLATIVE ACTION AND DISPOSITION

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Date of Legislative Action: 10/22/2007 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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