

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-H-04-RZ **Related File Number:**
Application Filed: 8/9/2004 **Date of Revision:**
Applicant: BOB BURRIS
Owner:

PROPERTY INFORMATION

General Location: West side Pelleaux Rd., north of Western Rd.
Other Parcel Info.:
Tax ID Number: 27 289.01,289.03 **Jurisdiction:** County
Size of Tract: 3.49 acres
Accessibility: Access is via Pelleaux Rd., 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: Residential development **Density:** 3 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This area has been developed with rural to 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: None noted
Extension of Zone: Yes, extension of PR from the north.
History of Zoning: None noted for this property. MPC approved PR zoning on the property to the north on 3/11/99 (3-K-99-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 2 du/ac. (Applicant requested 1-3 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended will allow clustering of development in the most suitable locations of the site. PR is the only zoning allowed within the Rural Area of the Growth Policy Plan and it is also consistent with the sector plan.

Comments: The property is located within the Rural Area on the Growth Policy Plan. The Planned Growth Area is located to the east across Pelleaux Rd. The application meets all Growth Policy Plan requirements in the Rural Area for consideration of PR zoning at up to 3 du/ac. The Growth Policy Plan also requires submittal of a traffic impact analysis demonstrating that the effect of the proposed and similar developments in the traffic analysis zone will not impair traffic flow along the arterial roads through the adjacent Planned Growth Area. This may be submitted at the time of the concept plan/use on review. The applicant has submitted two preliminary development plans for the property, one which shows three duplex structures with separate driveways for each, and one that shows three locations along the property with safe sight distance. The plans are attached. The property has some development constraints, due to slopes greater than 25% and a natural drainageway running through the property. A slope analysis is also attached.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The site's topography is not suitable for development at the density requested. The recommended density allows the six units to be considered as a use on review and allows the units to be placed in the more suitable portions of the site.
2. Although PR zoning is not typically recommended for sites that are less than 5 acres in size, in this case, staff feels that it is appropriate and the only way to allow some development of the site above what is allowed in the current Agricultural zone. The Growth Policy Plan permits requests for PR zoning only if the site is within the Rural Area, and only if it less than 3 du/ac and consistent with the sector plan, which this proposal is.
3. The applicant has submitted plans which show that there are at least 3 potential driveway locations along the frontage of Pelleaux Rd. that meet sight distance requirements and that the development can meet the zoning requirements of the PR zoning district.
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. In this case, there are physical site constraints, which will limit the developable portion of the site. The slopes and creek on the site must be protected.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the recommended density, up to 6 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 60 vehicle trips per day to the street system and about 4 children under the age of 18 to the school system. At the requested density, up to 10 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 100 vehicle trips per day to the street system and about 7 children under the age of 18 to the school system.
3. If duplexes are proposed during the use on review/concept plan process, as shown on the preliminary plans submitted, staff will strongly encourage that no more than one access driveway be utilized to access all of the units and that the access be placed in the location with the best sight distance on Pelleaux Rd.
4. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern and will have minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
- 2. The site is located within the Rural 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:** 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 2 dwelling units per acre

Date of MPC Approval: 10/14/2004 **Date of Denial:** **Postponements:** 9/9/2004

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/15/2004

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: