

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 9-J-07-RZ **Related File Number:**
Application Filed: 8/6/2007 **Date of Revision:**
Applicant: A.L. AND SUZANNE CLARK, CO-TRUSTEES

PROPERTY INFORMATION

General Location: Northeast side E. Governor John Sevier Hwy., north side Old French Rd.
Other Parcel Info.:
Tax ID Number: 111 016 **Jurisdiction:** County
Size of Tract: 68.05 acres
Accessibility: Access is via E. Governor John Sevier Hwy., a major arterial street with a 30' pavement width within a 110' right-of-way and Old French Rd., a local street with a 15' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 5 du/ac
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located along the Tennessee River in an area that has developed primarily with rural residential uses under A zoning. Property to the south, on the opposite side of Gov. John Sevier Hwy, was recently rezoned to PR.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at up to 3 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 5 du/ac
Previous Requests: Property was zoned PR in 2007 (2-I-07-RZ).
Extension of Zone: Currently zoned PR
History of Zoning: This property was rezoned from A to PR (3 du/ac) in February of 2007 (2-I-07-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Kelley Schlitz

Staff Recomm. (Abbr.): DENY the request for a density increase of up to 5 dwellings per acre.

Staff Recomm. (Full): The existing PR zoning at up to 3 dwellings per acre is consistent with the surrounding development pattern which has been developed with low density residential uses under A (Agricultural) zoning. Staff is recommending against the applicant's request to increase the previously approved density of 3 du/ac to 5 du/ac because such an increase would be out of character with surrounding development. The applicants have reasonable use of their property under the current zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The current PR zoning at up to 3 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern along this section of E. Governor John Sevier Hwy. The Riverwalk Landing subdivision, which is approximately a half a mile to the southwest, was recently approved PR at 3 du/ac.
2. Other properties in the immediate area have been developed with agricultural and low density residential uses on large tracts of land (5-20 acres) under A zoning. The requested PR zoning at up to 5 du/ac would be out of character with surrounding development found in this area.
3. PR zoning will require MPC concept plan and 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. It will also identify the types of residential units that may be constructed.
4. According to the proposed Greenway Plan for Knox County, this section of property along the Holston River has been identified as a key greenway connection. To allow for potential public access to this section of the Holston River, the applicant may be required to preserve a riparian buffer for future greenway development at the Concept/Use-on-Review stage of development.

THE EFFECTS OF THE PROPOSAL
1. Public water utilities are available in the area to serve the site. Sanitary sewer is currently not available to the site. It will have to be extended prior to development of this project.
2. The requested PR zoning at up to 5 du/ac would allow for up to 340 dwelling units and would add approximately 2,867 vehicle trips per day to the street system and approximately 48 children under the age of 18 to area schools (if attached residential units are constructed). The current PR zoning at up to 3 du/ac would allow for up to 207 dwelling units and would add approximately 2,585 vehicle trips per day to the street system and approximately 102 children under the age of 18 to area schools (if detached residential units are constructed).
3. If more than 75 lots are proposed on the concept plan/use-on-review for the entire development, a traffic impact study will be required as part of that application.
4. Development in the 100 year and 500 year floodway designations will be governed by the subdivision regulations as well as the Knox County Department of Engineering and Public Works and regulations set forth by FEMA. Such constraints may not allow development of the property at the approved density.
5. An on-site depression may require further analysis by TDEC in order to determine whether or not it is a sinkhole.
6. The impact of any development at 3 du/ac on adjacent properties will be minimized during the required 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.
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 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 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: Denied **MPC Meeting Date:** 9/13/2007

Details of MPC action:

Summary of MPC action: DENY the request for a density increase of up to 5 dwellings per acre.

Date of MPC Approval: **Date of Denial:** 9/13/2007 **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/22/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: