

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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www.knoxmpc.org

File Number: 9-K-07-RZ **Related File Number:**
Application Filed: 8/8/2007 **Date of Revision:**
Applicant: CRB PROPERTIES

PROPERTY INFORMATION

General Location: Northeast side Bob Kirby Rd., northwest of Bob Gray Rd.
Other Parcel Info.:
Tax ID Number: 104 PART OF 206 OTHER: PORTION ZONED A **Jurisdiction:** County
Size of Tract: 6.8 acres
Accessibility: Access is via Bob Kirby Rd., a minor collector street with 18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural and low density residential uses under A and PR zoning.

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

Street: 1324 Bob Kirby Rd
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 and east.
History of Zoning: None for this site; adjacent property was rezoned PR in 2006 (4-D-06-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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 2 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full):

PR zoning at the recommended lower density takes into account that almost 90% of the site has slopes of greater than 15%, and requires development plan review and approval by MPC.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The majority of this site has slopes of 15% or greater, which necessitates the recommendation for a reduced density, based on the slope protection policies outlined in the Knoxville-Knox County General Plan 2032.
2. The recommended zoning and decreased density of 2 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the current sector plan and Growth Policy Plan designations for the site.
3. Other properties in the area are developed with agricultural, rural and low density residential uses under A, RA and PR zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The recommended PR zoning at a density of up to 2 du/ac would allow for a maximum of 13 dwelling units to be proposed for the site. That number of detached units would add approximately 159 vehicle trips per day to the street system and would add approximately 7 school aged children to the school system. The requested density of 5 du/ac would allow for a maximum of 34 dwelling units to be proposed for the site. That number of attached residential units, would add approximately 362 vehicle trips per day to the street system and would add approximately 6 school-aged children to the school system.
3. The applicant has indicated that adequate sight distance is available on Bob Kirby Rd. for an entrance to the development, but this will need to be certified on the development plans.
4. As shown on the attached slope analysis map, almost 90% of the site has slopes of 15% or greater. The sector plan proposes slope protection for a significant portion of the site. 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 recommendation 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 Northwest County Sector Plan, which was updated in late 2003, proposes low density residential uses and slope protection for the site, consistent with the recommended zoning and density. The requested density is the maximum permitted under the low density residential designation, but does not take into account the portion of the site shown as slope protection area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future requests for PR zoning in the future on other large lot, agricultural properties in the area.

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 (Withdrawn)

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 9/13/07

Date of Withdrawal: 10/8/2007

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/19/2007

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: