

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-K-17-RZ **Related File Number:**
Application Filed: 7/31/2017 **Date of Revision:** 9/11/2017
Applicant: IDEAL ENGINEERING

PROPERTY INFORMATION

General Location: Northwest side E. Emory Rd., northeast of Fortner Ln.
Other Parcel Info.:
Tax ID Number: 37 230,23001,23002 & 23003 **Jurisdiction:** County
Size of Tract: 17 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with 4 lanes and a center turning lane within 90' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

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

Street: 2127 E Emory Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: MDR and PR (12du/ac) denied in 2015 (7-D-15-RZ/7-B-15-SP)
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:

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.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.

Staff Recomm. (Full): The requested PR zoning and density are consistent with the current sector plan designation for the property and with the surrounding zoning pattern. The property has sole access to E. Emory Rd., a major arterial street, and is relatively flat, so it is appropriate for the maximum density of up to 5 du/ac permitted within the LDR designation.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. PR zoning at the recommended density for the subject property will allow reasonable development of the site for attached or detached residential uses. Other development in the area is zoned PR and RA and developed with residential units.
2. The recommended zoning and density is consistent with the current sector plan proposal for the property.
3. The site is in the vicinity of other low density residential uses and zoning, consistent with the proposal.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. Based on the reported 17-acre area of the site, the requested PR zoning at a density of up to 5 du/ac would allow for a maximum of 85 dwelling units to be proposed for the site. That number of attached units, would add approximately 893 vehicle trips per day to the street system and would add approximately 35 children under the age of 18 to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. The approval of this request will allow the applicant to submit a development plan with up to 85 dwelling units for MPC's consideration.
5. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
6. Public water and sewer utilities are available to serve the site, and the recommended density is consistent with other zoning and density in the immediate area.
7. The site is located within the Parental Responsibility Zone for Brickey-McCloud Elementary School. Sidewalks will be required on at least one side of new subdivision roads to connect with existing

sidewalks along E. Emory Rd.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan proposes low density residential uses for the site, consistent with the recommended PR zoning at a density of up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 10/12/2017
Details of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac.
Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 4 dwelling units per acre.
Date of Approval: 10/12/2017 **Date of Denial:** **Postponements:** 9/14/2017
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 11/20/2017 **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:**