

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-M-07-RZ **Related File Number:**
Application Filed: 8/10/2007 **Date of Revision:**
Applicant: M & M PARTNERS

PROPERTY INFORMATION

General Location: Northeast side N. Campbell Station Rd., northeast of Fretz Rd.
Other Parcel Info.:
Tax ID Number: 130 086 **Jurisdiction:** County
Size of Tract: 2.7 acres
Accessibility: Access is via N. Campbell Station Rd., a minor arterial street with 20' of pavement width within 55' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context: This area is developed with rural to low density residential uses under A and zoning. Farragut Mobile Home Park is located about a half mile to the east and is zoned RB. The Town of Farragut borders the site to the south and west, where land is also developed with residential uses.

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

Street: 1106 N Campbell Station 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 for this site, adjacent property was rezoned PR in 2006 (3-K-06-RZ/3-D-06-SP).
Extension of Zone: Yes, extension of PR zoning and density from the northwest
History of Zoning: A sector plan amendment to LDR and rezoning to PR was approved on the adjacent property in 2006 (3-K-06-RZ/3-D-06-SP).

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 1 to 4 du/ac.

Staff Recomm. (Full): PR at the requested density is compatible with surrounding residential development in the area and is an extension of the previously approved PR zoning and density from the northwest. The property is located within the Urban Growth Boundary of Farragut, is a half mile from a mobile home park and is about a mile from the I-40/75-Campbell Station Rd. interchange.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under A, RA, RB and PR zoning, as well as residential subdivisions in the Town of Farragut.
2. PR zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be combined with the adjacent property to the northwest, already approved for PR zoning, for one development. This property could provide an additional access point to the development.
3. 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.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. The subject property is proposed to be developed along with the adjacent site, which was approved for PR by MPC on 3/9/06. At the proposed density, 10 additional dwelling units could be proposed for the entire PR zoned site. The development of the proposed attached dwellings would add approximately 120 more vehicle trips per day to the street system and about 3 more school-aged children to the school system.
3. The proposal 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 request is an extension of the low density residential sector plan designation to the northwest and is consistent with the Northwest County Sector Plan.
2. The site is located within the Urban Growth Area of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for sector plan amendments and PR zoning in the future on other large Agricultural zoned 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: Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 4 dwelling units per acre

Date of MPC Approval: 9/13/2007

Date of Denial:

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: