

▶ **FILE #:** 4-D-06-RZ

AGENDA ITEM #: 60

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** CHESNEY HILLS PARTNERSHIP

OWNER(S): CLOYD B.& FRANCES E. CHESNEY

TAX ID NUMBER: 104 205,208

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side Bob Kirby Rd., northeast of Chesney Rd.

▶ **APPX. SIZE OF TRACT:** 45 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bob Kirby Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Single Family Subdivision

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been zoned PR and RA.

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR Residential

South: Residences / A and PR Residential

East: Residence and vacant land / A Agricultural

West: Residences / A Agricultural

NEIGHBORHOOD CONTEXT: This wooded, sloping site is within an area of low density residential development that has occurred under A, RA, RAE and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**

APPROVE a density up to 3 dwellings per acre (Applicant requested a density up to 5 du/ac.)

PR zoning at up to 3 du/ac is consistent with the low density development pattern that has occurred in the area and steep slope constraints on part of this site. The adopted sector plan proposes low density residential and slope protection designation for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under RA and PR zoning.
2. PR zoning at up to 3 du/ac, or 5 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern. Other properties zoned PR along Bob Kirby Dr. to the southwest have developed at similar densities. However, those properties don't have the steep topography of

this parcel. The attached slope analysis indicates that approximately 21% of the site has slopes greater than 25% and 42% of the site has slopes between 15% and 25%. With 62% of the property affected by moderate to steep slopes, development should be limited to no more than 3 dwelling units per acre.

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. A Traffic Impact Study will be required if over 75 lots are proposed for the development. The requested 5 du/ac development would allow 175 units on this site, would generate 1750 vehicle trips per day and would add 123 school aged children to the area school system. The proposed 3 du/ac would consist of 105 dwelling units, would add approximately 1050 vehicle trips per day to the street system and about 74 children under the age of 18 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

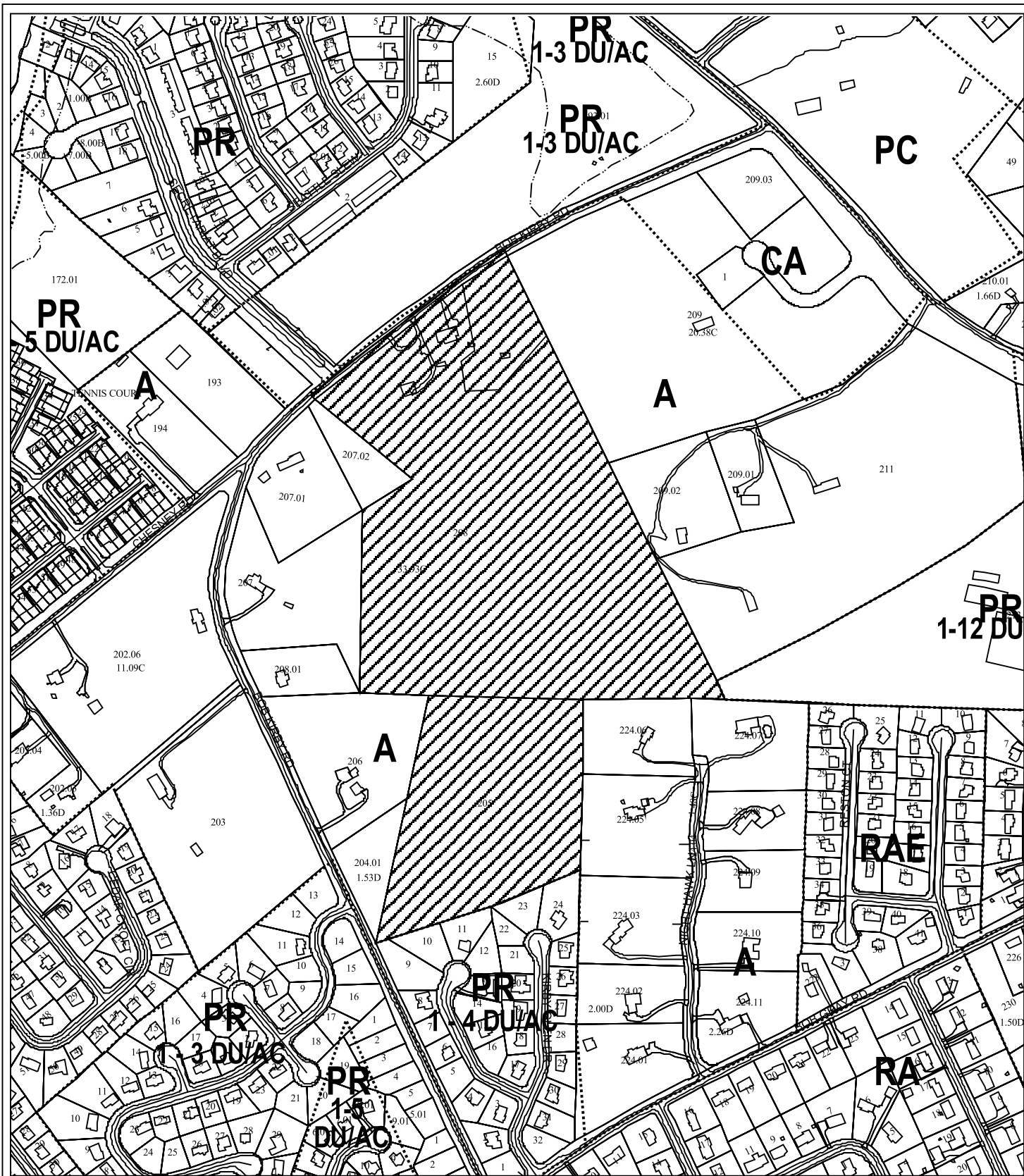
1. The Northwest County Sector Plan proposes low density residential uses and slope protection for the site. Development on the steeper portions of the site will be governed by the subdivision regulations as well as policies in the sector plan for development of such areas. The developer of the property should understand that such constraints may not allow development of the property at the approved density.

2. The site is located within the Urban Growth 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 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 will also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-D-06-RZ
REZONING**

Petitioner: Chesney Hills Partnership

Map No: 104

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

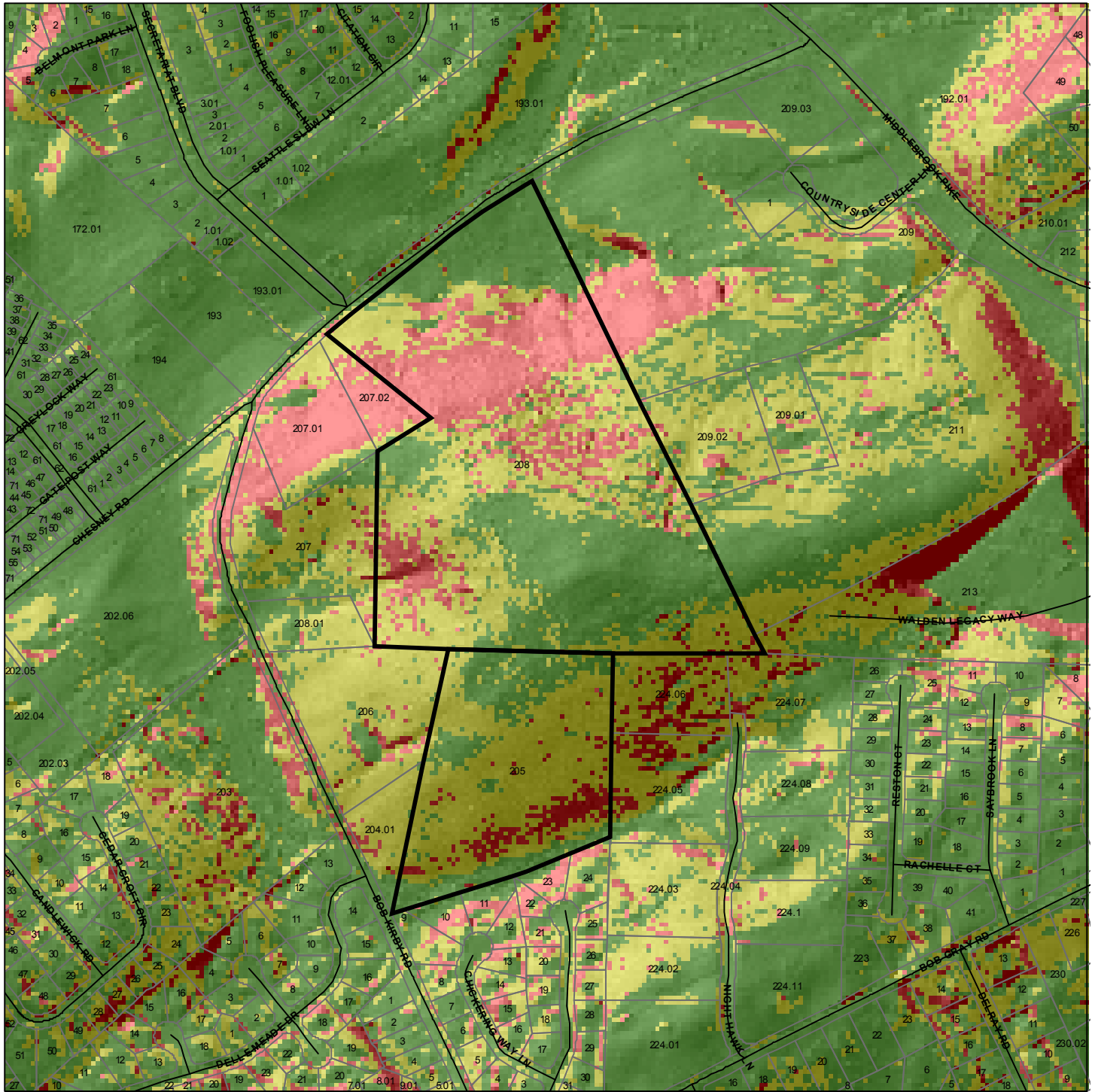
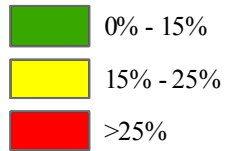
Original Print Date: 03/23/06 Revised: 03/29/06

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



4-D-06-RZ Slope Analysis

Percent Slope



4-D-06-RZ REZONING



From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 3/16/06 Revised:
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Petitioner: Chesney Hills
Partnership

Map No: 104

Jurisdiction: County



4-D-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	28032	16.0882	36.18%
15%-25%	2	32790	18.8189	42.32%
> 25%	3	16654	9.5581	21.50%
Total Acres			44.4651	100.00%