

▶ **FILE #:** 4-F-06-RZ

AGENDA ITEM #: 62

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** ZONGMING CHENG

OWNER(S): PERRY MARGARETTE & MARY ANNE GODFREY ETAL
 PLUMLEE JUANITA FAYE

TAX ID NUMBER: 74 029 073-219

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northeast side McCubbins Rd., southeast of Wooddale Church Rd.

▶ **APPX. SIZE OF TRACT:** 122.8 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via McCubbins Rd., a local street with 16-22' of pavement width within 30-100' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 3 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwellings and vacant land / A (Agricultural) and PR (Planned Residential) @ 1-2.5 du/ac

South: McCubbins Rd., vacant land and I-40 right of way / A (Agricultural) and OS-1 (Open Space)

East: Dwellings and vacant land / A (Agricultural)

West: McCubbins Rd. - Dwellings and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is sparsely developed with rural residential uses under A zoning. There is a subdivision under development to the northeast of the site, zoned PR @ 1-2.5 du/ac.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density of up to 2 du/ac. (Applicant requested 1-3 du/ac.)**

PR zoning at the recommended density is compatible with surrounding development, is consistent with the sector plan and is appropriate considering the slope characteristics of the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding rural residential development and zoning pattern and is consistent with the sector plan proposal for

the site.

2. The recommended lesser density reduces the impact on surrounding land uses and takes into account the steep slopes on portions of the site, allowing for a more compatible development and preservation of the steep slope areas.
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. At the staff's recommended density, up to 245 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2,450 vehicle trips per day to the street system and about 126 children under the age of 18 to the school system. At the applicant's requested density, up to 368 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 3,680 vehicle trips per day to the street system and about 190 children under the age of 18 to the school system.
3. Based on the attached slope analysis, about 21.64% of the site has slopes of 25% or greater. 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.
4. The pavement width of McCubbins Rd. on the west side of the site, north of the curve away from I-40 has a marginal pavement width of 16-17 feet. This leads back to the west toward Strawberry Plains Pike. McCubbins Rd. to the east of the site leads to Cooper Rd., a local street with 17-18' of pavement width that leads to Carter School Rd., which connects with Asheville Hwy. and the Midway Rd./I-40 interchange. The subject property lies about halfway between the Strawberry Plains Pike and the Midway Rd. exits on the north side of I-40. The applicant may be required to widen and improve some streets as needed, per requirements of MPC and the Knox County Department of Engineering and Public Works. The pavement width (22') of McCubbins Rd. along the interstate is more than sufficient for access to this development. Minimum sight distance requirements will need to be certified from any proposed access points to McCubbins Rd. on the development plan.
5. If more than 75 lots are proposed, a traffic impact study will be required to be submitted as part of the concept plan/use on review process. If more than 150 lots are proposed, two access points will be required, which would likely be located along each of the two frontages along McCubbins Rd.
6. The recommended zoning and density 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

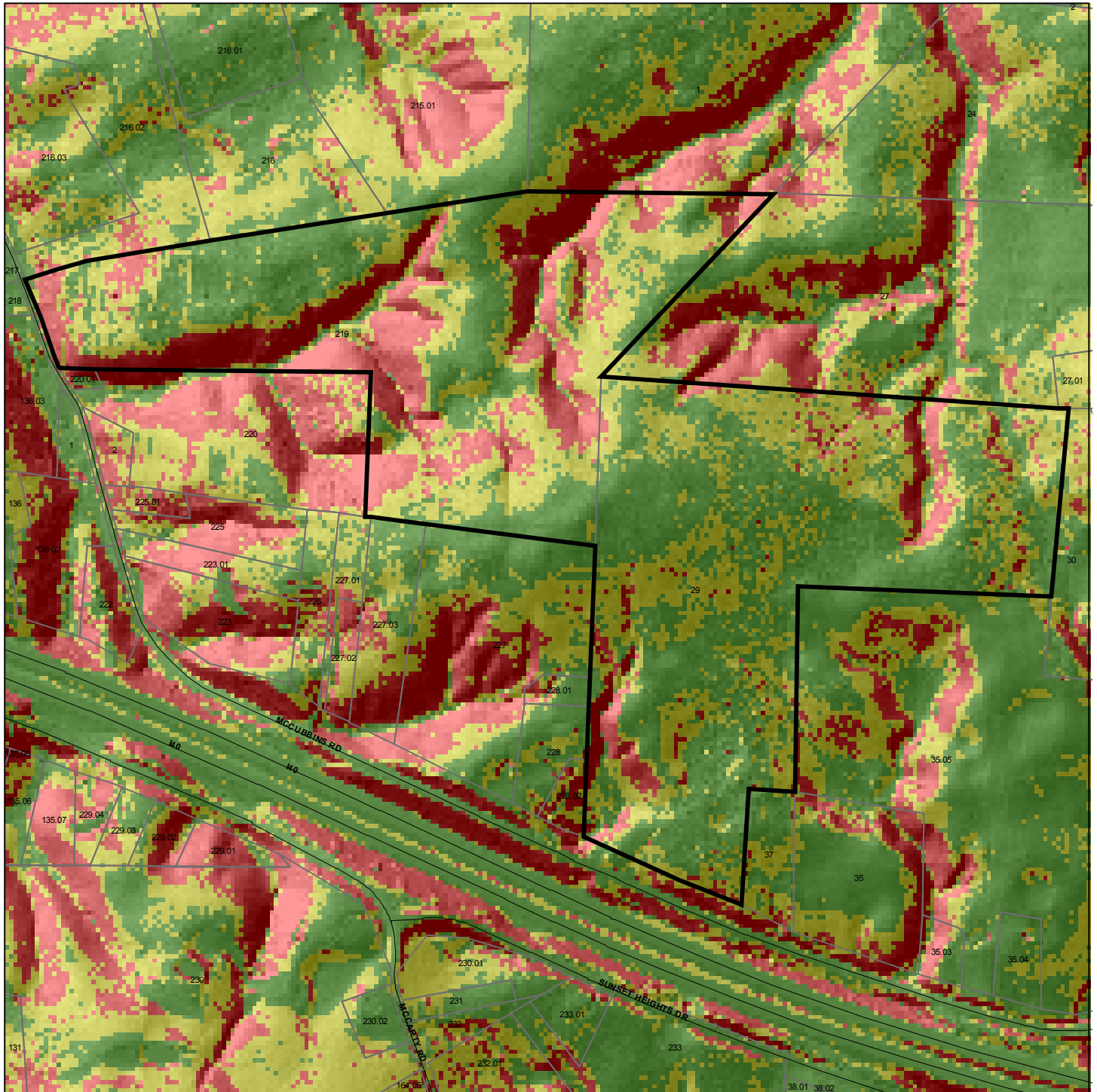
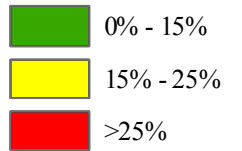
1. The East County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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.

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-F-06-RZ Slope Analysis

Percent Slope



4-F-06-RZ REZONING



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

Original Print Date: 3/16/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Zongming Cheng

Map No: 73 & 74

Jurisdiction: County



4-F-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	83097	47.6911	43.07%
15%-25%	2	68081	39.0731	35.29%
> 25%	3	41740	23.9555	21.64%
Total Acres			110.7197	100.00%