

▶ **FILE #:** 4-L-06-RZ

AGENDA ITEM #: 68

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** W & W PROPERTIES

OWNER(S): JOHN D. BUTLER

TAX ID NUMBER: 29 056

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side Thomas Ln., southeast of E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 5.78 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Thomas Ln., a local, deadend street with 15 to 17' of pavement within a 40' right-of-way

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family residential lots

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A Agricultural

South: Residences / RA and A Agricultural

East: Residences / A and PR Residential

West: Residences / A Agricultural

NEIGHBORHOOD CONTEXT: This site is in an area of rural and low density residential housing that has occurred under A, RA and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
APPROVE a density up to 5 dwellings per acre**

PR zoning at up to 5 du/ac is consistent with other recent zoning in the area. Although the Thomas Ln. access has inadequate pavement width, the applicant intends to access this site from Brown Gap Rd. through adjacent development. (See attached site plan.) The sector plan proposes low density residential use for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR, RA and I zoning.
2. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the property.
3. The property is now accessed from Thomas Ln., a substandard deadend street with only 15' to 17' of

pavement width; however, the applicant intends to access the site through an adjacent property to Brown Gap Rd., a minor collector street with 20' of pavement.

4. 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

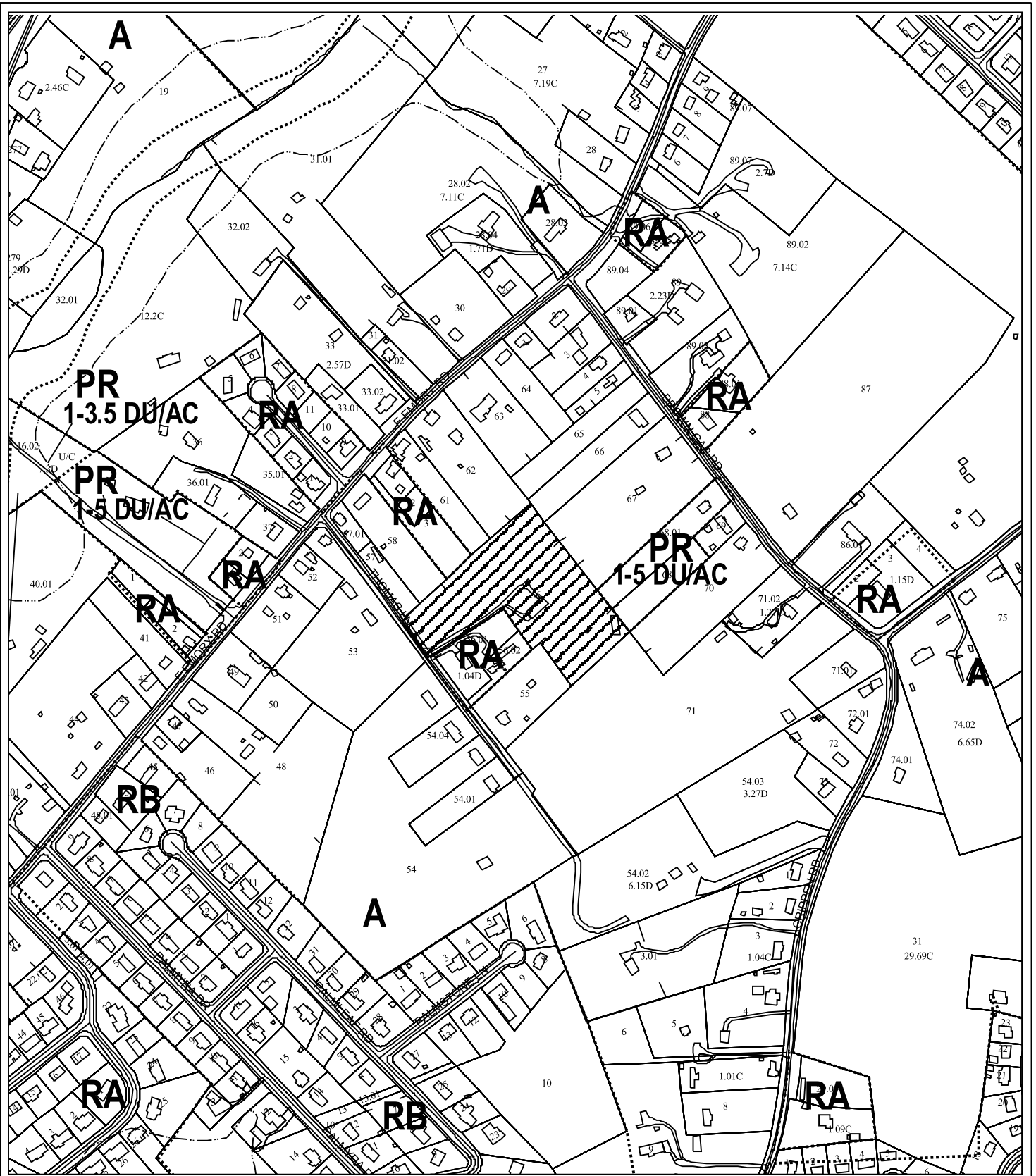
1. Public water and sewer utilities are available in the area to serve the site.
2. With the proposed development showing 27 dwellings, approximately 270 vehicle trips per day would be added to the street system and about 17 children under the age of 18 to the school system.
3. Since this property is being added to the adjacent development, if more than 75 units are proposed for the total development, a traffic impact study could be required to be submitted with the development plans. The applicant will be expected to work with MPC and Knox County Engineering to address any traffic safety concerns with the development of and access to this site.
4. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.
5. 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 North County Sector Plan proposes low density residential uses for the site, consistent with this 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 PR zoning in this area in the future on properties which are designated 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 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-L-06-RZ
REZONING**

Petitioner: W & W Properties

Map No: 29

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



