

▶ **FILE #:** 7-L-06-RZ **AGENDA ITEM #:** 75
 POSTPONEMENT(S): 7/13/2006 **AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** ANDREW SMIDDY
 OWNER(S): RUEFF PHYLLIS S

TAX ID NUMBER: 66 PART OF 019, 022 078-035 (MAP ON FILE AT MPC)
 JURISDICTION: County Commission District 6
 ▶ **LOCATION:** Southwest side Carpenter Rd., northwest of W. Emory Rd.
 ▶ **APPX. SIZE OF TRACT:** 49 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Carpenter Rd., a minor collector street with 15-16' of pavement width within 50' of 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:** Vacant land
 ▶ **PROPOSED USE:** Single family detached residential
DENSITY PROPOSED: 5 du/ac
 EXTENSION OF ZONE: Yes, extension of PR zoning from the southeast.
 HISTORY OF ZONING: The adjacent property to the southeast was rezoned PR in early 2005 (12-G-04-RZ).
 SURROUNDING LAND USE AND ZONING: North: Dwellings and vacant land / A (Agricultural)
 South: Dwellings and vacant land / A (Agricultural)
 East: Carpenter Rd. - Dwellings and vacant land / A (Agricultural)
 West: Dwellings and vacant land / A (Agricultural)
 NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A, PR and RA zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density of up to 4 du/ac. (Applicant requested 5 du/ac.)**

PR zoning at the recommended lesser density is a logical extension of zoning and density from the south, is compatible with the surrounding development and zoning pattern and is consistent with the sector plan proposal.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The RA zoning to the northeast of the site allows approximately 3 to 4 du/ac with a minimum lot size requirement of 10,000 square feet. The 17-acre site to the southeast is being developed at

approximately 4 du/ac under PR zoning.

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

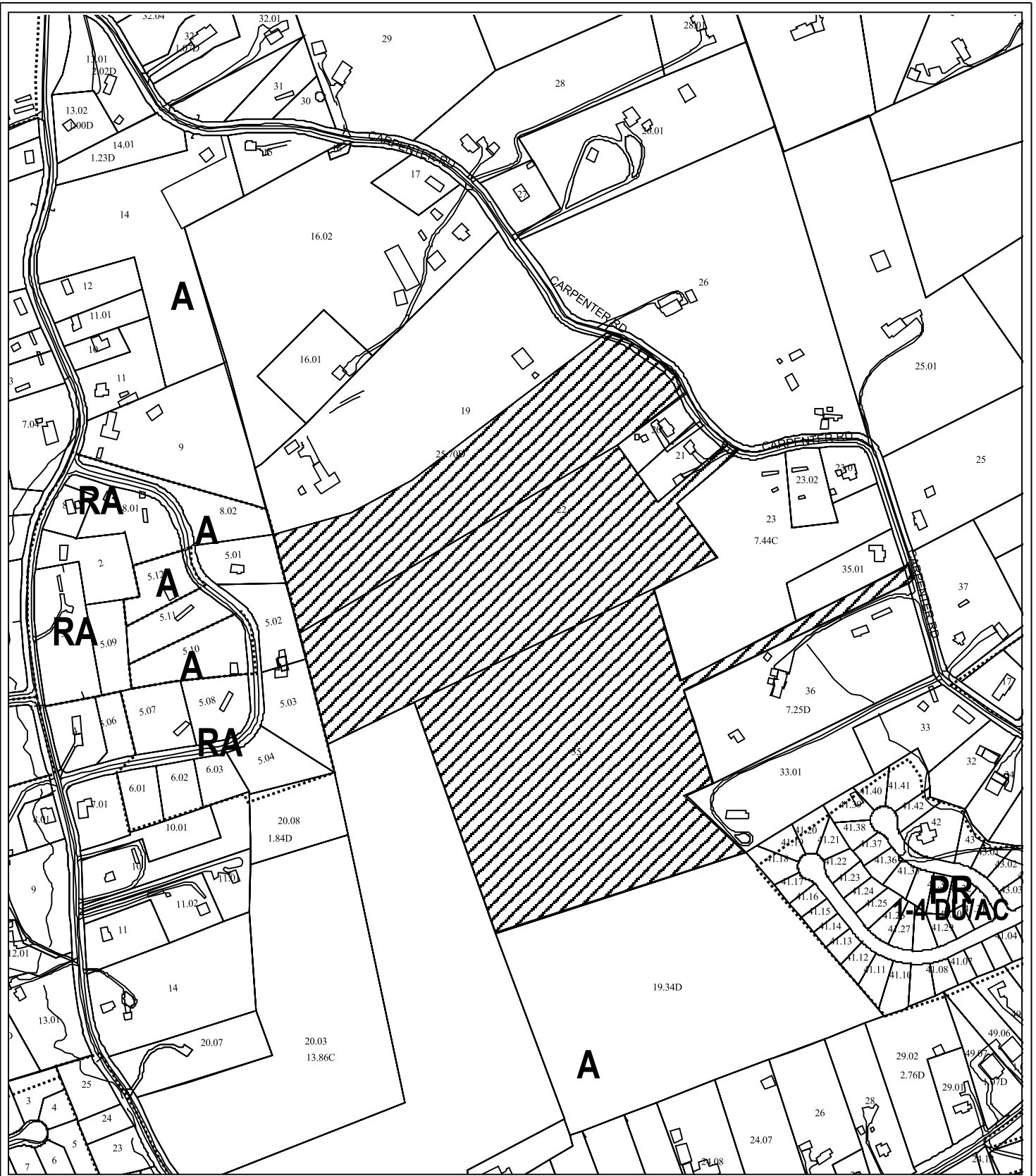
1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 196 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,960 vehicle trips per day to the street system and about 138 children under the age of 18 to the school system. At the applicant's requested 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 173 children under the age of 18 to the school system.
3. The 15-16 feet of pavement width on Carpenter Rd. is unacceptable for the proposed residential density. MPC and Knox County Engineering may require widening of the street from the proposed access drive south down to the northern edge of the adjacent PR-zoned Carpenter Ridge subdivision to the southeast as part of the concept plan/use on review process. Carpenter Rd. was widened from W. Emory Rd. north to just past the entrance to the Carpenter Ridge subdivision as a condition of approval.
4. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development. Adequate sight distance from proposed access points will need to be certified on the development plans. A second access point will be required if the development exceeds 150 units. It may be possible to access the subject property through the Carpenter Ridge subdivision via Ridgewalk Ln. The lot in the northwest corner of subdivision, at the cul-de-sac end of Ridgewalk Ln. is currently undeveloped and the street could be extended to provide access to the subject property.
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 Northwest 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 use 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 9/25/2006. 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.



**7-L-06-RZ
REZONING**

Petitioner: Andrew Smiddy

Map No: 66

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 06/20/06 Revised: 07/06/06

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

