

▶ **FILE #:** 8-B-06-RZ

AGENDA ITEM #: 79

AGENDA DATE: 8/10/2006

▶ **APPLICANT:** PRESTIGE DEVELOPMENT

OWNER(S): JUNIOR AND GRETCHEN HOLLIFIELD

TAX ID NUMBER: 48 005

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side Cunningham Rd., northeast of Fieldview Ln.

▶ **APPX. SIZE OF TRACT:** 17.3 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cunningham Rd., a major collector street with 23' of pavement width within 50' of right of way.

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

▶ **PRESENT ZONING:** A (Agricultural) & F (Floodway)

▶ **ZONING REQUESTED:** PR (Planned Residential) & F (Floodway)

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

▶ **PROPOSED USE:** 14 to 16 single family lots

DENSITY PROPOSED: 3 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Beaver Creek / F (Floodway)

South: Cunningham Rd. - Residences / RA (Low Density Residential)

East: Residences / RA (Low Density Residential)

West: Residences / RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A, RA and RB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) and F (Floodway) zoning.**
APPROVE a density of up to 3 du/ac.

PR at the recommended density is compatible with surrounding development and zoning and is consistent with the sector plan designation for the property.

COMMENTS:

As shown on the attached sheet, the calculated acreage for the portion of the site outside of the current Floodway-zoned area is 9.18 acres. Under the updated 2006 FEMA DFIRM floodway, the floodway area is reduced, leaving a greater developable area. Based on the current calculated acreage outside of the floodway, up to 27 units could be proposed for the property at the requested density, which would allow consideration of the applicant's proposed 14-16 single family lots.

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.

2. PR zoning at up to 3 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, already approved for PR zoning, for one 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

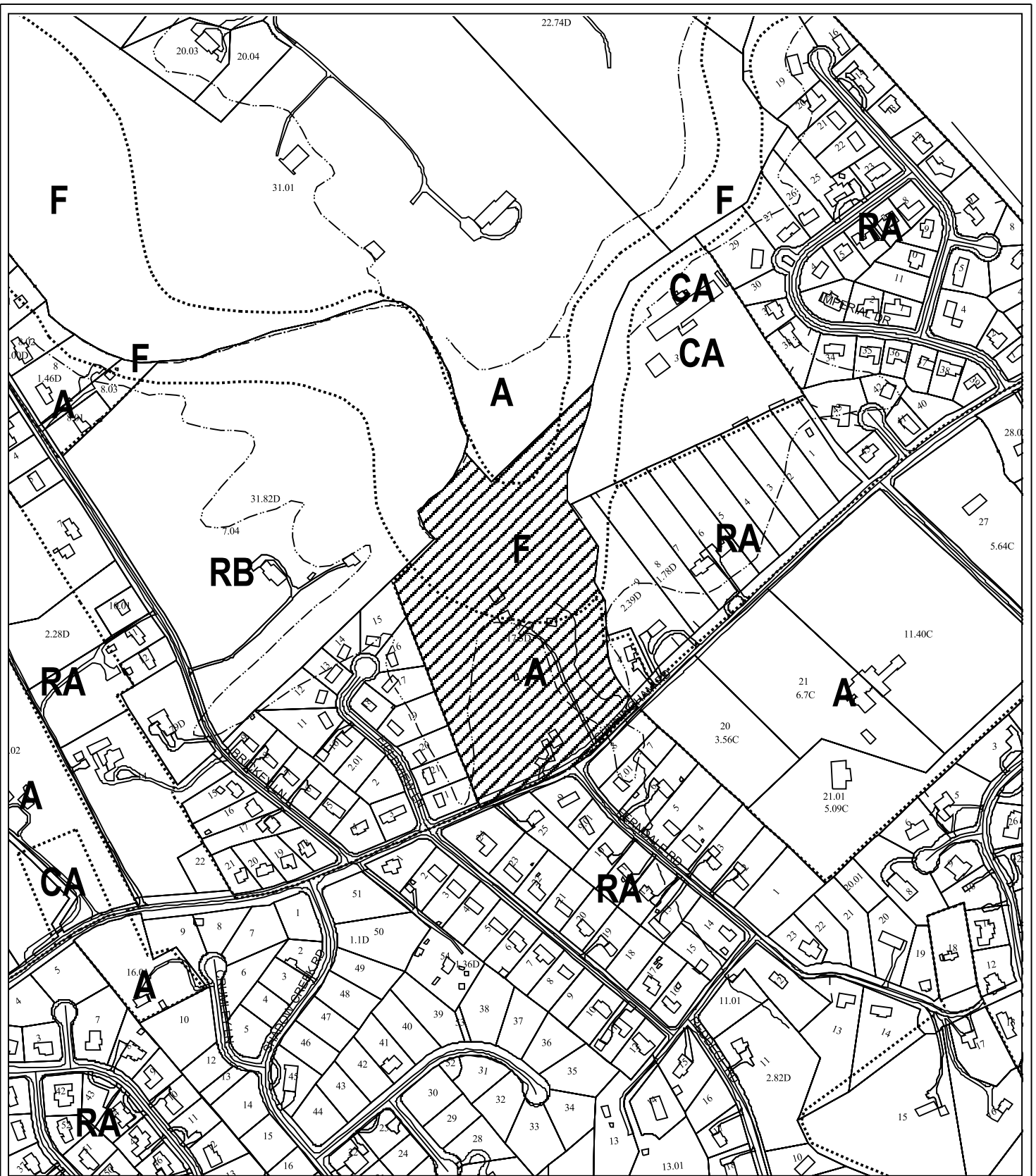
1. Public water and sewer utilities are available in the area to serve the site.
2. At the proposed density and acreage located outside of the floodway, up to 27 dwelling units could be proposed for MPC consideration. The development of the proposed single family detached dwellings would add approximately 270 vehicle trips per day to the street system and about 17 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 North County Sector Plan proposes low density residential uses and stream 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 PR zoning in this area in the future on other agriculturally zoned properties in the area, 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 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.



**8-B-06-RZ
REZONING**

Petitioner: Prestige Development

Map No: 48

Jurisdiction: County



From: A (Agricultural) & F (Floodway)
To: PR (Planned Residential) F (Floodway)

Original Print Date: 07/25/06 Revised: 08/01/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

From: Tim Kuhn
To: Mike Brusseau
Date: 7/24/2006 3:23:53 PM
Subject: 8-B-06-RZ Floodway Area

The breakdown for the area of the this case is as follows

As calculated using existing F Zone from Zoning:

Non-floodway: 9.18 ac. (399,940 sq. ft.)

Floodway: 7.42 ac. (323,400 sq. ft.)

As calculated using unadopted 2006 FEMA DFIRM Floodway

Non-floodway: 10.75 ac. (468,568 sq. ft.)

Floodway: 6.13 ac. (267,062 sq. ft.)

Note: Areas north of the Beaver Creek Floodway are excluded from the total in both instances.