

▶ **FILE #:** 8-J-06-RZ

**AGENDA ITEM #:** 87

**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** MPM DEVELOPMENT, LLC

OWNER(S): RODNEY WILLIAMS

TAX ID NUMBER: 29 053,054, 054.01, 054.04

JURISDICTION: County Commission District 7

▶ **LOCATION:** South side E Emory Rd., southwest side Thomas Ln.

▶ **APPX. SIZE OF TRACT:** 19.6 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with 20' of pavement, and Thomas Ln., a local deadend street with 15' to 17' pavement widths.

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:** Residences 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 rezoned to PR in recent months for development.

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

South: Residences / RB Residential

East: Residences / A, RA and PR Residential

West: Residences and church / A And RB Residential

NEIGHBORHOOD CONTEXT: This site is part of the Halls residential area that has developed under A, RA, RB and PR zones

**STAFF RECOMMENDATION:**

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

**APPROVE a density up to 5 du/ac.**

PR zoning up to 5 du/ac. is consistent with other residential zoning that has been approved in the area. The sector plan proposes low density residential use for this property.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Other properties in the immediate area are developed with residential uses under A, PR, RA and A 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, under the PR use on review process, the applicant can be required to improve

Thomas Ln. to access the development.

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

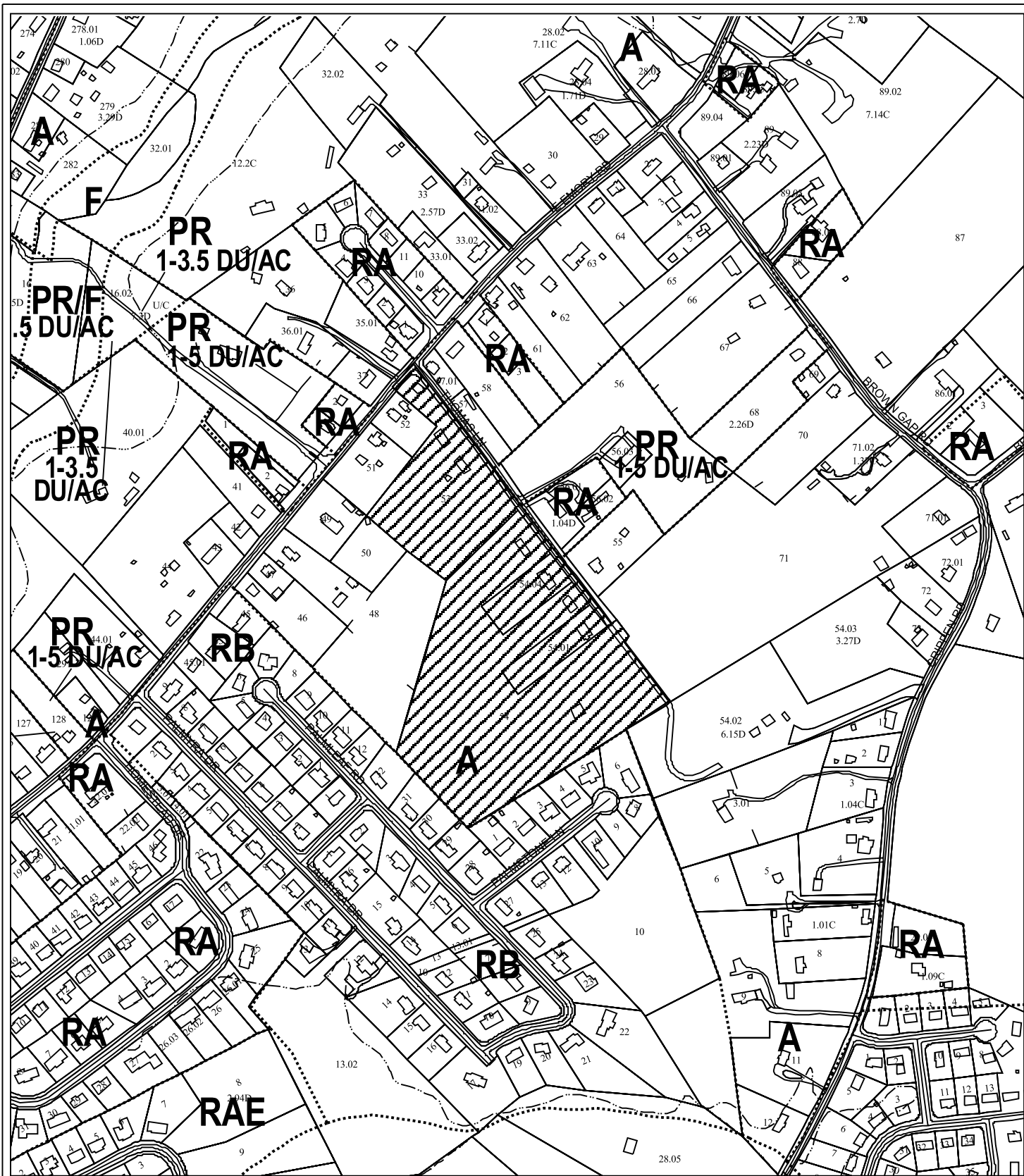
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposed density will allow development of up to 98 units, generating approximately 980 vehicle trips per day to the street system and about 14 children under the age of 18 to the school system.
3. The applicant will be expected to work with MPC and Knox County Engineering to address any traffic safety concerns with the development of access to this site.
4. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density. However, an adjoining property owner to the southeast on Palmleaf Rd. has reported a flooding problem from a wet weather stream that flows from this site that will need to be addressed during development.
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 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-J-06-RZ  
REZONING**



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

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

Petitioner: MPM Development, LLC

Map No: 29

Jurisdiction: County

