

▶ **FILE #:** 8-V-06-RZ

AGENDA ITEM #: 99

AGENDA DATE: 8/10/2006

▶ **APPLICANT:** WHITE MOUNTAIN LANDING DEVELOPMENT CO

OWNER(S): WHITE MOUNTAIN LANDING DEVELOPMENT CO.

TAX ID NUMBER: 57 132

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side Dante Rd., northeast of Amberfield Ln.

▶ **APPX. SIZE OF TRACT:** 25.2 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dante Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** A (Agricultural) and CA (General Business)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 5

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was withdrawn from PR rezoning consideration in 2004. (11-M-04-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land / RB and PR Residential

South: Residences / PR Residential

East: Residences and vacant land / PR and A Agricultural

West: Residences and vacant land / PR and A Agricultural

NEIGHBORHOOD CONTEXT: This site is located within a residential development pattern of older and new housing that has developed under A, RB and PR zones

STAFF RECOMMENDATION:

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

PR zoning up to 5 du/ac. is consistent with surrounding PR zoning and development. The sector plan proposes low density and medium density residential use and slope protection for this site.

COMMENTS:

The applicant is proposing to develop low density residential uses on this site. The requested zoning density is the maximum that may be permitted under the LDR sector plan designation.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The surrounding area has been developed with residential densities above and below the recommended maximum 5 du/ac. The development of the subject property will be compatible with other residential

developments in the surrounding area that include single family subdivisions and older, large lot residential uses.

2. This zoning change will permit less intensive residential uses than surrounding RB zoning or the existing CA zoning on part of this site, and will allow the subject property to be developed in a manner consistent with the established residential development pattern in the surrounding area.

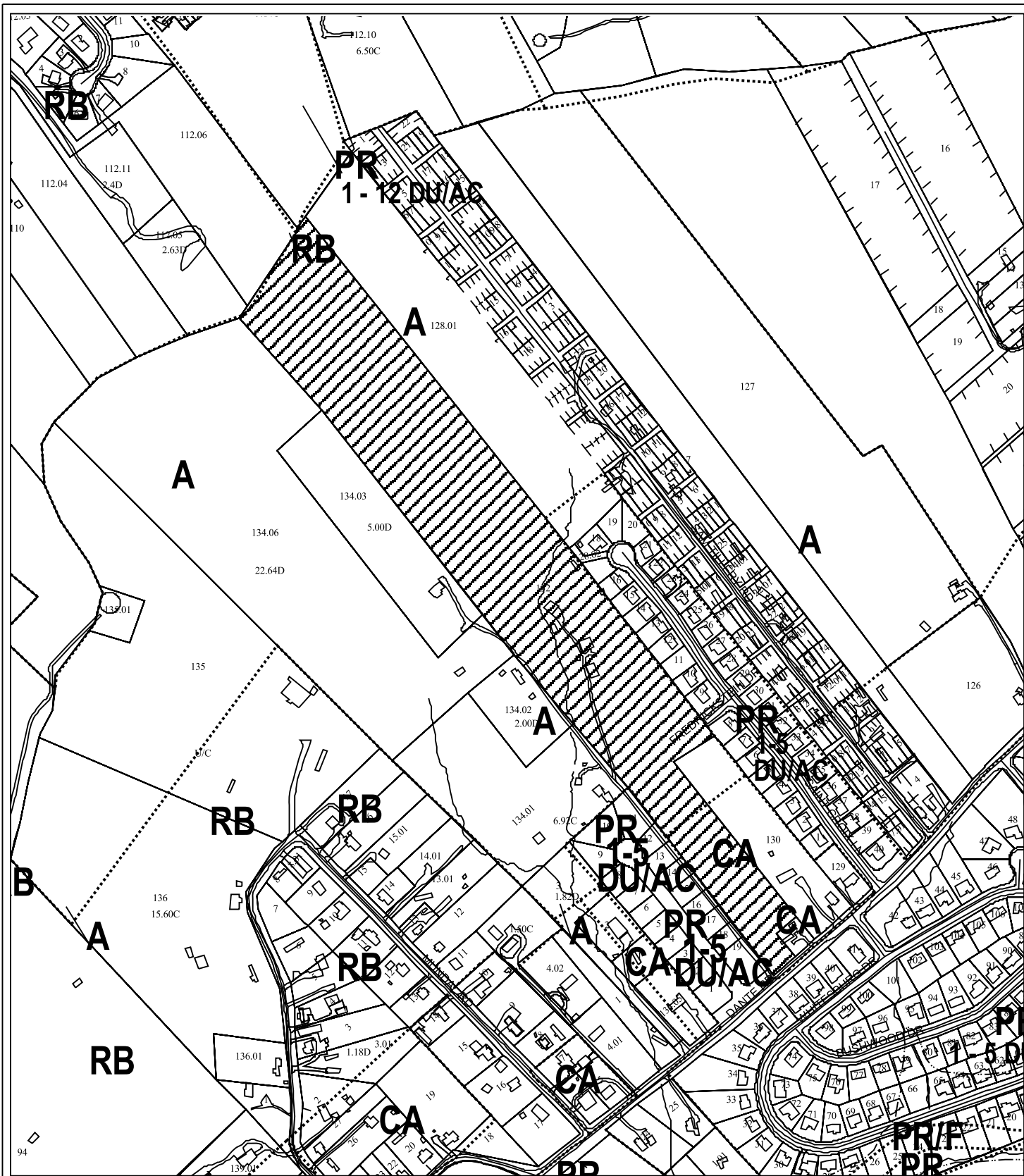
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to the site for new development.
2. The maximum allowable number of units that could be developed under the requested density is 125 units. This number of units would generate approximately 1250 additional vehicle trips per day for the street system, and approximately 18 school aged children could be added to the school system.
3. The PR zoning will allow MPC to consider a development plan for the property prior to any development taking place. Potential impacts to adjacent properties can be addressed at that time.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This requested zoning and density are consistent with the North County Sector Plan.
2. The proposed rezoning is consistent with previous rezonings in the area, and more undeveloped properties could be requested for residential rezonings in the future.
3. The PR zone allows MPC and the general public to review a site plan prior to the property's development. This will afford the applicant an opportunity to address any issues and concerns that may be related to development of the site.

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-V-06-RZ
REZONING**

Petitioner: White Mountain Landing
Development Co

Map No: 57

Jurisdiction: County



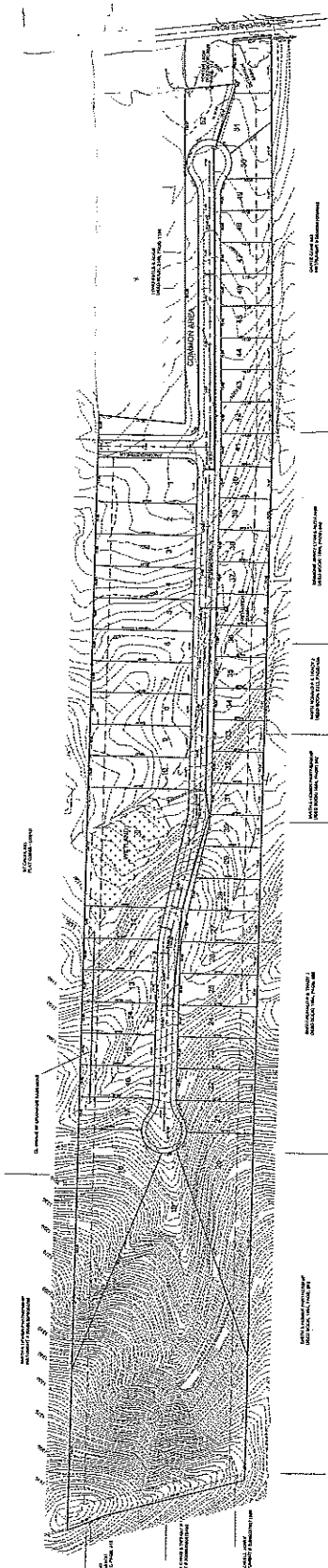
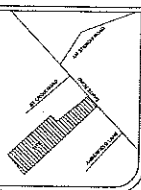
From: A (Agricultural) and CA (General Business)

To: PR (Planned Residential)

Original Print Date: 07/25/06

Revised:

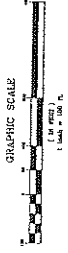
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



8-V-06-RZ

OWNER: [unreadable]
 PROJECT: [unreadable]
 DEVELOPER: [unreadable]

DESCRIPTION OF CONCEPT PLAN
 This concept plan shows the proposed layout of the site, including the location of all structures, easements, and other features. It is intended to provide a general overview of the project and is not intended to be used for construction purposes.



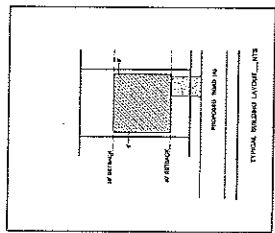
CONCEPT AND DEVELOPMENT PLAN

DAVIS COURT

LeMay AND ASSOCIATES
 CONSULTING ENGINEERS
 10116 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922

PH: 865-671-0193 FAX: 865-671-0213
 10116 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922

SHEET 012
 1" = 100'



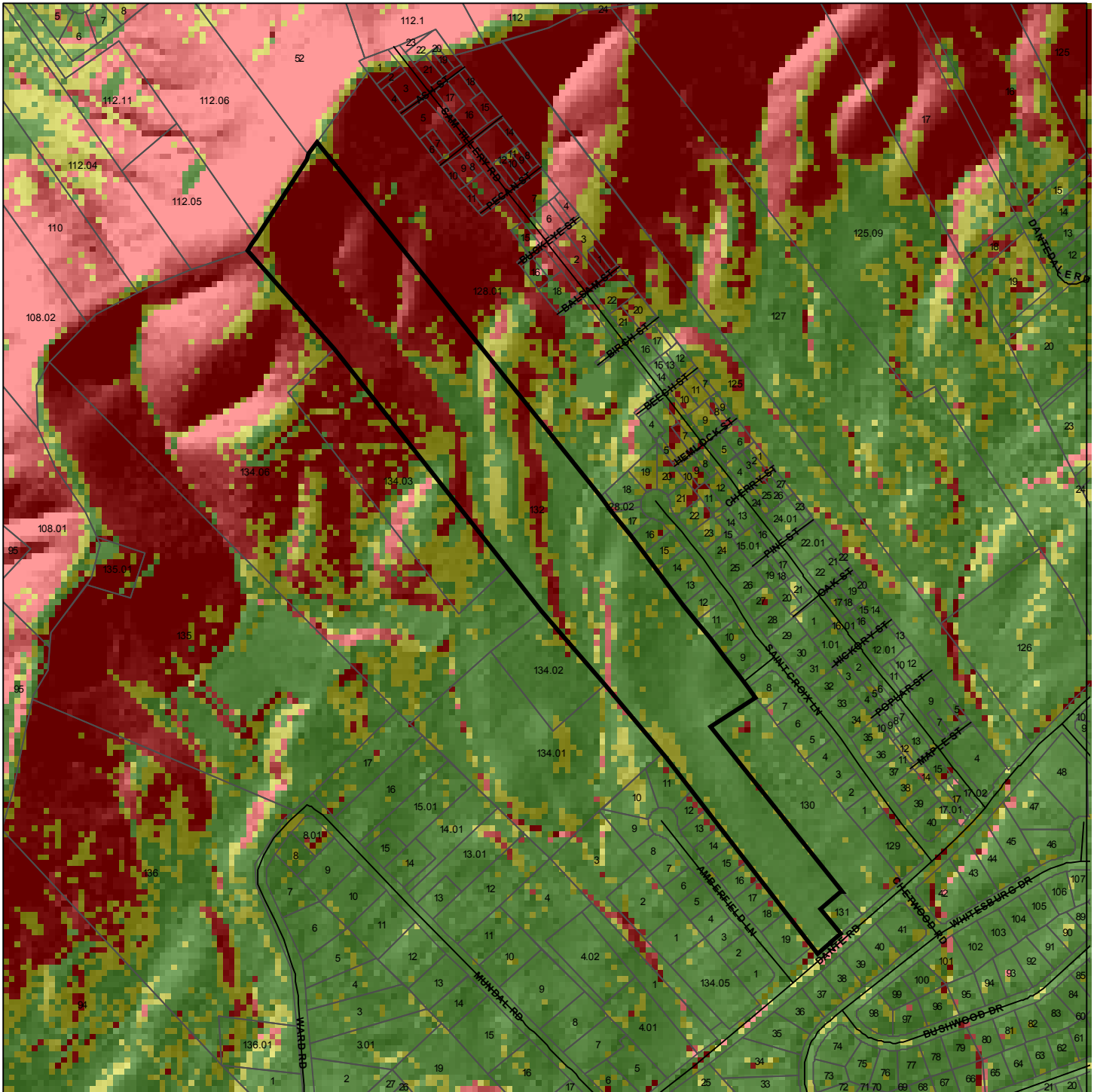
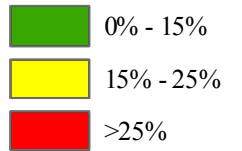
- SETBACKS
- SIDE 1'
 - REAR 30'

- UTILITIES
- WATER
 - SEWER
 - GAS
 - TELEPHONE
 - CABLE TV

- NOTE
- VERIFY EXISTING UTILITIES AND LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE STRUCTURAL ENGINEER.
 - TOTAL AREA: 22,234 SQ. FT.
 - TOTAL VOLUME: 1,111,720 CU. YD.

8-V-06-RZ Slope Analysis

Percent Slope



8-V-06-RZ REZONING



From: A (Agricultural) & CA (General Commercial)
To: PR (Planned Residential)

Original Print Date: 7/31/2006 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: White Mountain Land
Development Co.

Map No: 57

Jurisdiction: County



8-V-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	21569	12.3789	49.15%
15%-25%	2	6791	3.8975	15.47%
> 25%	3	15524	8.9096	35.38%
Total Acres			25.1860	100.00%