

▶ **FILE #:** 12-H-06-RZ

AGENDA ITEM #: 69

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** DON DUNCAN
 OWNER(S): MCRAE CHARLES & JOANNA E

TAX ID NUMBER: 162 062.02
 JURISDICTION: County Commission District 5
 ▶ **LOCATION:** North side Choto Rd., southeast of S. Northshore Dr.
 ▶ **APPX. SIZE OF TRACT:** 8.65 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Choto Rd., a minor collector street with 22' of pavement width within 50' of right of way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** A (Agricultural)
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** One detached dwelling
 ▶ **PROPOSED USE:** Detached residential subdivision
DENSITY PROPOSED: 3 du/ac
 EXTENSION OF ZONE: Yes, extension of PR from the northeast
 HISTORY OF ZONING: MPC approved PR on adjacent site to the northeast on 10/12/06 (10-G-06-RZ).
 SURROUNDING LAND USE AND ZONING: North: Vacant land and dwellings / PR (Planned Residential) and A (Agricultural)
 South: Choto Rd. - Vacant land and dwellings / A (Agricultural)
 East: Vacant land and dwellings / PR (Planned Residential) and A (Agricultural)
 West: Vacant land and dwellings / A (Agricultural)
 NEIGHBORHOOD CONTEXT: This area is developing with low density residential uses under A and PR zoning.

STAFF RECOMMENDATION:

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

PR at the requested density is compatible with surrounding residential development in the area and is an extension of the previously approved PR zoning to the north and east.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area have been developed with low density residential uses under A 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. This property was needed to provide a safer, alternate access point on Choto Rd. for the proposed development. The previously proposed access to S. Northshore Dr. would have created a potentially unsafe traffic situation.

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

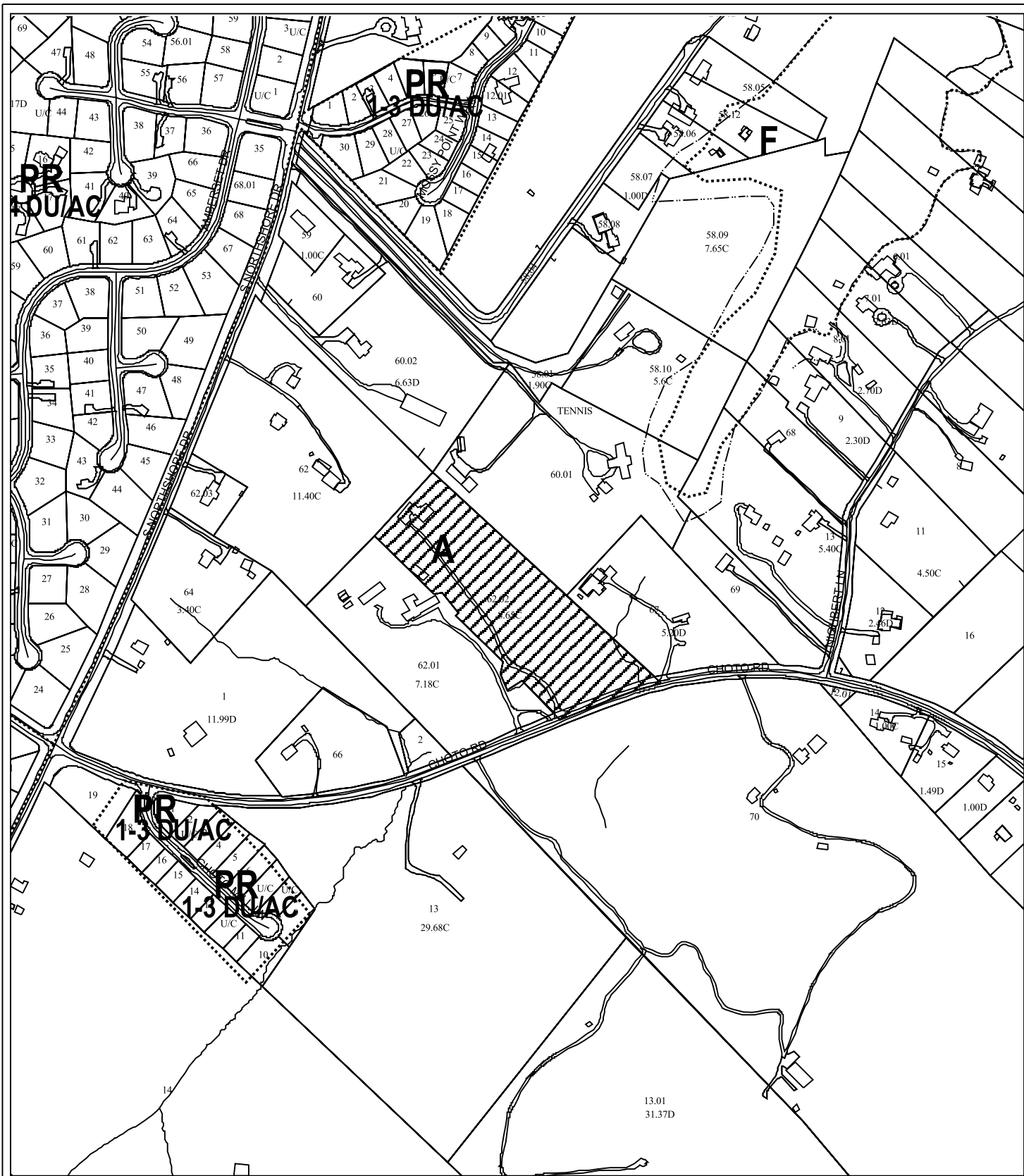
1. Public water and sewer utilities are available in the area to serve the site.
2. The subject property is proposed to be developed along with the adjacent site, which was approved for PR by MPC on 10/12/06. At the proposed density, 25 additional dwelling units could be proposed for the entire PR zoned site. The development of detached dwellings would add approximately 250 more vehicle trips per day to the street system and about 20 more children under the age of 18 to the school system.
3. If more than 75 lots are proposed as part of the overall development, a traffic impact study will be required to be submitted as part of the use on review/concept plan process.
4. 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 Southwest 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 surrounding properties that 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 1/22/2007. 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.



**12-H-06-RZ
REZONING**

Petitioner: Don Duncan

Map No: 162

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 11/20/06 Revised:

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

