



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 12-O-06-RZ

AGENDA ITEM #: 76

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** MICHAEL C. RHODES

OWNER(S): EDWARDS JAMES W & MINK BETTY JO

TAX ID NUMBER: 21 002

JURISDICTION: County Commission District 7

▶ **LOCATION:** East side Thompson School Rd., east of Wheatmeadow Rd.

▶ **APPX. SIZE OF TRACT:** 58.42 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Thompson School Rd., a major collector street with 20' of pavement width within 40-50' of right of way or Twin Oak Ln., an unmarked local street with 14-16' of pavement width within 30' of right of way.

UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Residence and farmland

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwellings / A (Agricultural)

South: Dwellings / A (Agricultural) and RA (Low Density Residential)

East: Dwellings / A (Agricultural) and RA (Low Density Residential)

West: Thompson School Rd. - Dwellings / A (Agricultural) and PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A, RA and PR zoning. There are two churches to the south at E. Emory Rd., also zoned A.

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 more compatible with surrounding development and is consistent with the sector plan designation for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding residential development and is consistent with the sector plan proposal for the site. 'Wheatmeadow' to the west is zoned PR with a density of up to 5 du/ac. However, the approved plan for the site showed a density of 3.71 du/ac, and it has yet to be built out. No other developments in the immediate

area are zoned for a density any greater than 4 du/ac.

2. The recommended lesser density reduces the impact on surrounding land uses and takes into account the actual developed density in the surrounding area.
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 233 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2,330 vehicle trips per day to the street system and about 136 children under the age of 18 to the school system. At the applicant's requested density, up to 292 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2,920 vehicle trips per day to the street system and about 171 children under the age of 18 to the school system.
3. If more than 75 lots are proposed, a traffic impact study will be required as part of the concept plan/use on review process. The site is located within the parental responsibility zone (within one mile of Gibbs High School to the east), so sidewalks will be required within the subdivision. It would also be desirable to provide pedestrian sidewalks along Twin Oak Ln. to the east of the site, which leads to the Gibbs schools.
4. If more than 150 lots are proposed, staff may require that two access points are provided for the development. This is possible from Thompson School Rd. and Twin Oak Ln., which is about 1,400 feet in length and leads to Tazewell Pike. The Thompson School Rd. frontage is approximately 600 feet. Sight distance may be questionable along Thompson School Rd. The developer will be required to certify that 300 feet of clear sight distance is available along Thompson School Rd. from the proposed access road to the development. If Twin Oak Ln. cannot be used as a second access point and a second access point to Thompson School Rd. is not possible, development may need to be restricted below the maximum approved density on this property.
5. The recommended zoning and density 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 Northeast County Sector Plan proposes low density residential uses for the site, consistent with the recommendation.
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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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.

