



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

▶ **FILE #:** 12-P-06-RZ
12-B-06-SP

AGENDA ITEM #: 77
AGENDA DATE: 12/14/2006

▶ **APPLICANT:** NADC
OWNER(S): DAWN H. JOHNSON

TAX ID NUMBER: 40 114
JURISDICTION: Commission District 8

▶ **LOCATION:** Northwest side Washington Pike, southwest of Maloneyville Rd.
▶ **TRACT INFORMATION:** 9.5 acres.
SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Rural Area
ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with 24' of pavement within a 50' right-of-way.
UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) / A (Agricultural)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)
▶ **EXISTING LAND USE:** Residence
▶ **PROPOSED USE:** Single family units
DENSITY PROPOSED: 3 du/ac.
EXTENSION OF PLAN DESIGNATION/ZONING: No
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Vacant land and residences / AG/RR / A and PR Residential
South: Washington Pike and residences AG/RR / A Agricultural
East: Residences / AG/RR / A Agricultural
West: Church and vacant land / AG/RR / Agricultural
NEIGHBORHOOD CONTEXT: This site is in the midst of Agriculturally zoned, rural residential development that has experienced a limited amount of low density residential development in recent years within the PR zones.

STAFF RECOMMENDATION:

▶ **DENY LDR (Low density Residential) designation**

An LDR designation of this site would introduce low density into the middle of a rural residential designated area that does not recognize the PR zoned subdivision development to the north on Maloneyville Rd. The

sector plan proposes this site, and the entire area, including the PR zoned subdivision north of this site, for rural residential uses.

► **APPROVE PR (Planned Residential) zoning.**
APPROVE a density up to 2 dwellings per acre

Rural residential designation and PR zoning at up to 2 du/c are compatible with the surrounding residential and church development located along this minor arterial street.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with a church and residential uses under A, and PR zoning.
2. PR zoning at up to 2 du/ac is compatible with the scale and intensity of the surrounding residential development and zoning pattern.
3. PR zoning requires 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, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

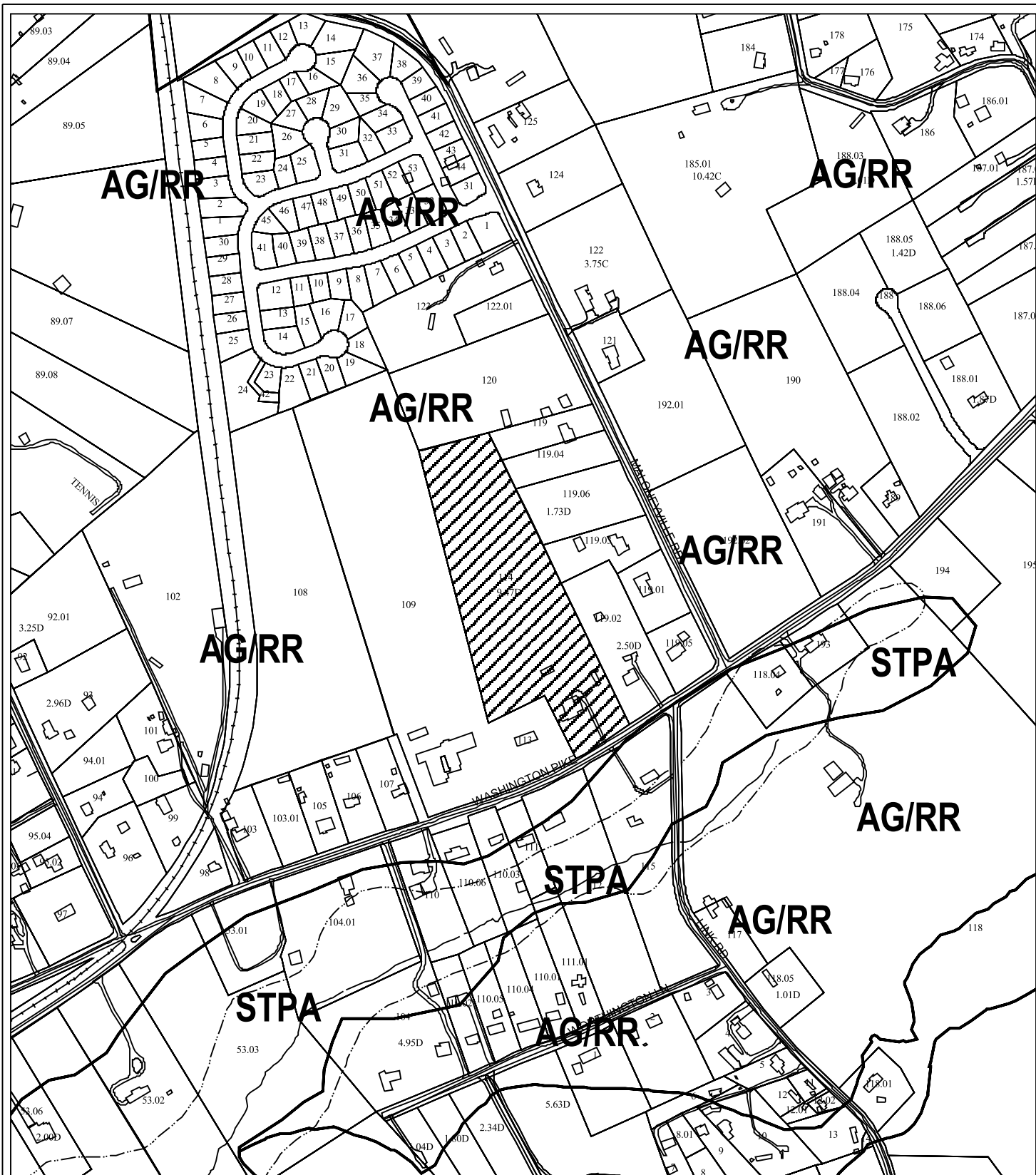
1. Public water and sewer utilities are available to serve the site. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
2. The staff recommendation would permit a maximum of 19 units on the site while the applicant has requested approval of up to 29 units. The development of nineteen lots would add approximately 190 vehicle trips per day, or 290 vehicle trips per day for 29 units. Either 10 or 16 children under the age of 18 to the school system would be added to the area schools under the two development density alternatives. The traffic engineer's assessment is that Washington Pike can accommodate the projected increase in traffic from this development. (See attached letter.)
3. The PR zoning at 2 dwellings per acre is compatible with the surrounding residential and church use and the PR zoned single family subdivision to the north of the site. 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 rural residential uses for the site. However, although all the surrounding area is shown as rural area the plan notes that densities up to 3 du/ac. May be approved if adequate services are available to the site. (Rural areas, page 25).
2. The site is located within the Rural Residential Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this applicant's request may generate similar requests in this area for PR zoning at up to 3 units per acre on properties which are proposed for rural 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-B-06-SP/12-P-06-RZ
SECTOR PLAN AMENDMENT
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**



From: A/RR (Agricultural/Rural Residential)

To: LDR (Low Density Residential)

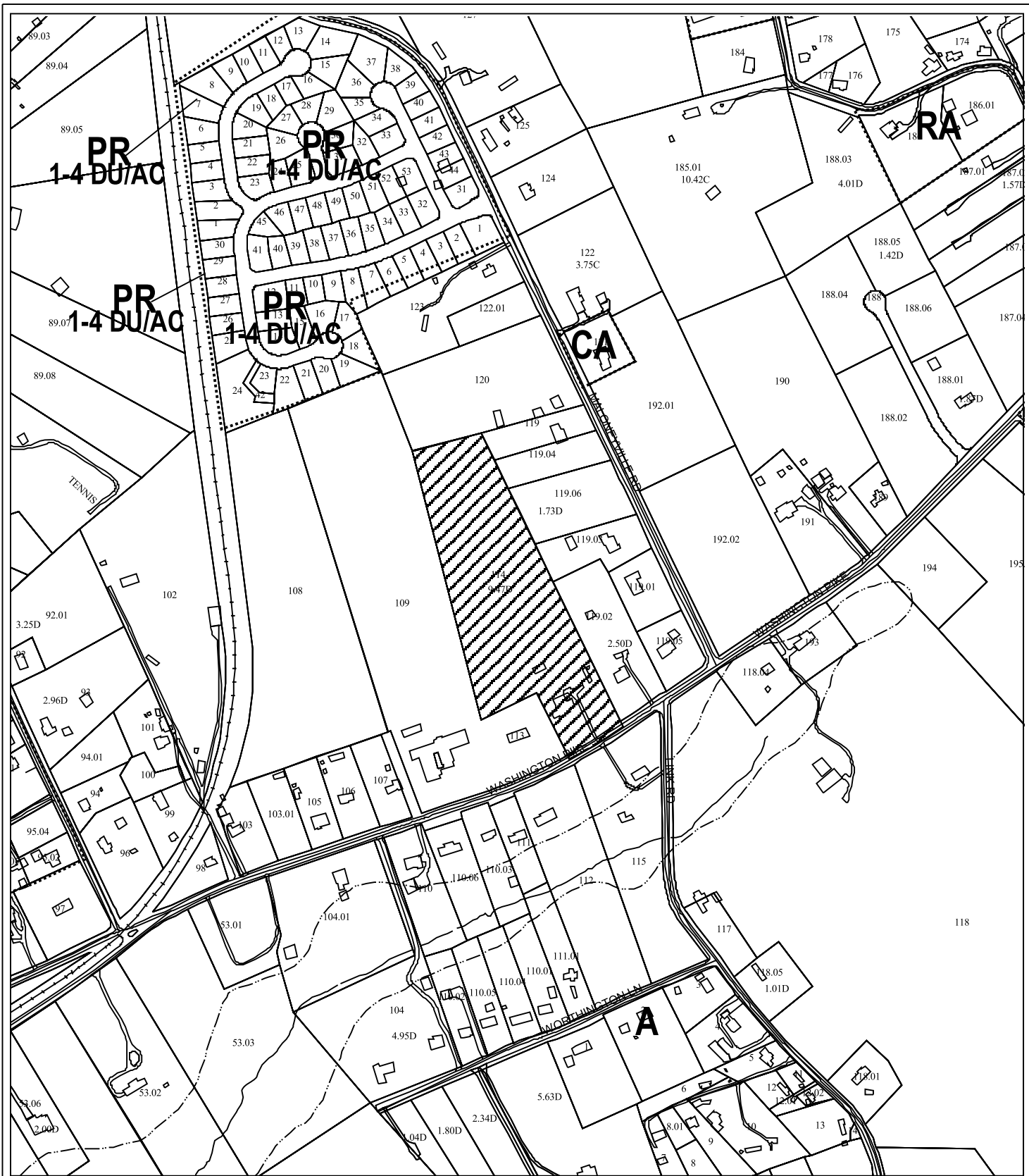
Original Print Date: 11/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: NADC

Map No: 40

Jurisdiction: County





**12-P-06-RZ
REZONING**

Petitioner: NADC

Map No: 40

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

