

▶ **FILE #:** 1-AA-06-RZ **AGENDA ITEM #:** 49
 POSTPONEMENT(S): 1/12/2006 **AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** OAKLEIGH G.P.
 OWNER(S): CHARLES FAULKNER

TAX ID NUMBER: 148 107.01
 JURISDICTION: County Commission District 9
 ▶ **LOCATION:** North side Tipton Station Rd., north of Saddlegate Rd.
 ▶ **APPX. SIZE OF TRACT:** 53 acres
 SECTOR PLAN: South County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Tipton Station Rd., a two lane, major collector street with 20' of pavement within a 50' right-of-way.
 UTILITIES: Water Source: Knox-Chapman Utility District
 Sewer Source: Knox-Chapman Utility District

▶ **PRESENT ZONING:** CA (General Business) and RB (General Residential)
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Farm
 ▶ **PROPOSED USE:** Single family housing
DENSITY PROPOSED: 1 to 4 du/ac
 EXTENSION OF ZONE: Yes
 HISTORY OF ZONING: Property was zoned CA and RB in the 1970's
 SURROUNDING LAND USE AND ZONING: North: Vacant land LDR/A Agricultural
 South: Residences / LDR/RB and PR Residential
 East: Residences and vacant land / LDR/ A Agricultural
 West: Residences / LDR/PR Residential
 NEIGHBORHOOD CONTEXT: This site is located in a residential area that has developed under A, RB and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning**
APPROVE a density of 1 to 4 du/ac

PR zoning at 1 to 4 dus/ac is consistent with surrounding residential development and zoning. The sector plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with rural to low density residential uses under A, PR and RA zoning.
2. PR zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subdivision directly to the south of this site is zoned RB and developed at a density of about 3 du/ac.
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

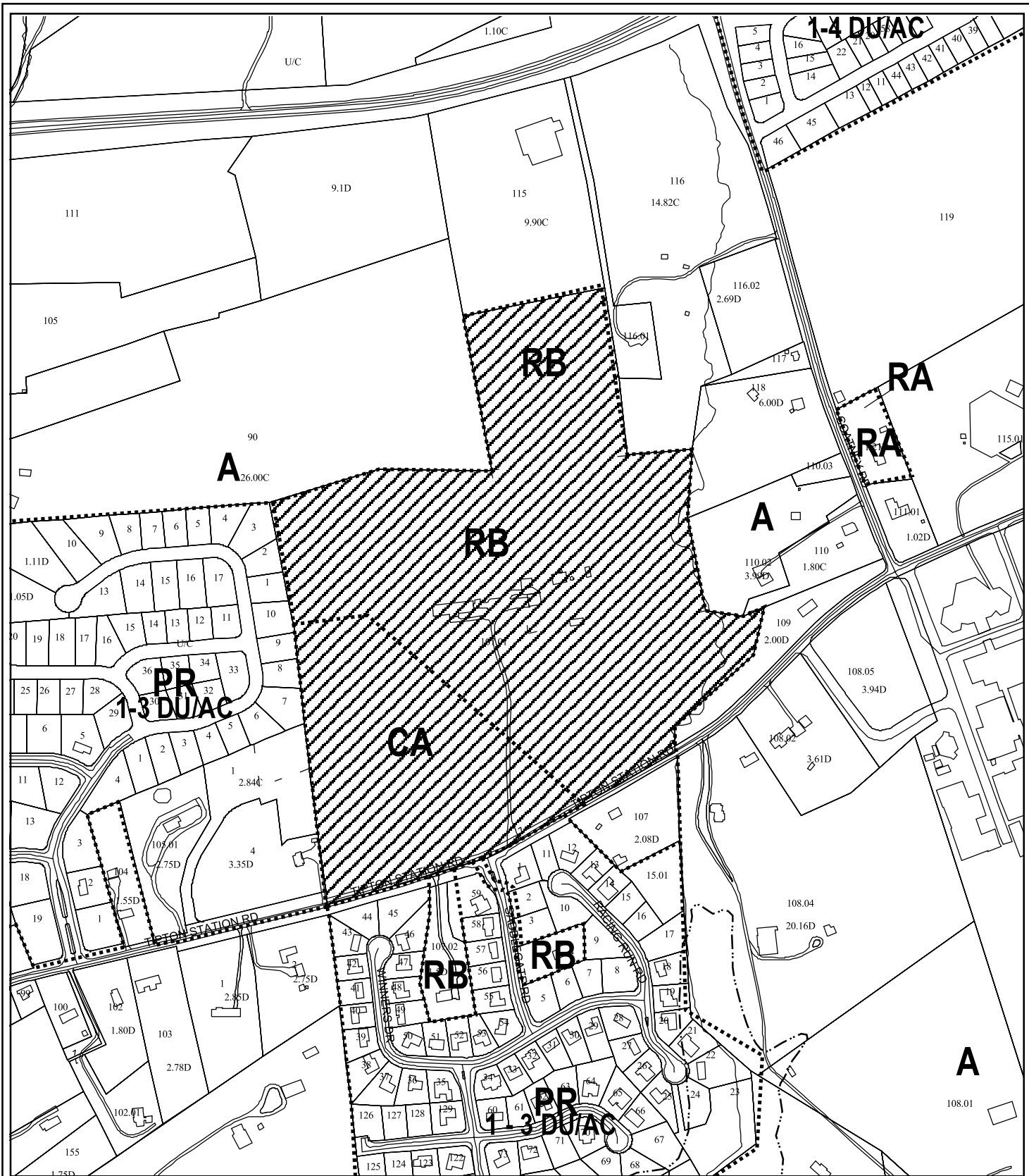
1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 212 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2120 vehicle trips per day to the street system and about 110 children under the age of 18 to the school system.
3. 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.
4. Depending upon the existing network of side walks along Tipton Station Rd., side walk extensions may be required on this property for safe access to the nearby schools.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South 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 use 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 3/27/2006. 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.



**1-AA-06-RZ
REZONING**

Petitioner: Oakleigh G.P.
 Map No: 148
 Jurisdiction: County



From: CA (General Business) and RB (General Residential)
 To: PR (Planned Residential)

Original Print Date: 12/29/05 Revised: 01/31/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

