



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

▶ **FILE #:** 2-G-06-RZ

AGENDA ITEM #: 57

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** NORMA JEAN MEADOWS

OWNER(S): NORMA JEAN MEADOWS

TAX ID NUMBER: 143 091

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side Woody Dr., south of Canton Hollow Rd.

▶ **APPX. SIZE OF TRACT:** 5.91 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Woody Dr., a minor collector street with 21' of pavement width within 60-120' 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:** Single family dwelling and vacant land

▶ **PROPOSED USE:** Single family attached dwellings (nine 3-unit building for a total of 27 units)

DENSITY PROPOSED: 5 du/ac

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

HISTORY OF ZONING: None noted

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

South: Dwellings / PR (Planned Residential) @ 1-6 du/ac

East: Dwellings / PR (Planned Residential) @ 1-6 du/ac

West: Woody Dr. - Dwellings / PR (Planned Residential) @ 1-3 du/ac

NEIGHBORHOOD CONTEXT: This area has been developed with residential uses under A, PR, RA and RB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**
APPROVE a density of 1 to 5 du/ac.

PR zoning at the recommended density is compatible with surrounding development and zoning, appropriate for the topography of the site and consistent with the sector plan proposal for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding residential development and is consistent with the sector plan proposal for the site. Two subdivisions, 'Wood Harbor' to the south and 'Edgewater' to the east, are zoned PR with a density at up to 6 du/ac. 'Wood Harbor' is developed at a density of 2.5 du/ac, but 'Edgewater', accessed from Canton Hollow Rd., is developed at nearly 6 du/ac with single family attached development.

2. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.
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 applicant's requested density, up to 29 dwelling units could be proposed on the subject property. The development of the proposed single family attached dwellings would add approximately 261 vehicle trips per day to the street system and about 5 children under the age of 18 to the school system. The site is accessed from Woody Dr., a collector street with 21' of pavement width, just west of the intersection with Canton Hollow Rd., another collector street. Sight distance appears to be available on Woody Dr. for the development entrance, but this will need to be certified on the development plans.
3. 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 Southwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the 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 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 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.

