

▶ **FILE #:** 3-A-06-RZ

AGENDA ITEM #: 58

AGENDA DATE: 3/9/2006

▶ **APPLICANT:** ANDREW SMIDDY

OWNER(S): DAVID WHISNANT

TAX ID NUMBER: 57 K C 023

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southeast side Dante Rd., northeast of Kern Rd.

▶ **APPX. SIZE OF TRACT:** 2.7 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dante Rd., a two lane, minor arterial street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Single family residential

DENSITY PROPOSED: 1 to 5

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was denied MDR designation and PR zoning in 2002. (4-R-02-RZ/4-C-02-SP)

SURROUNDING LAND USE AND ZONING: North: Residences / RA and CA Commercial

South: Residences / RA Residential

East: Residences / RA Residential

West: Church / RA Residential

NEIGHBORHOOD CONTEXT: This site is within an older neighborhood that has developed under RA and RB zoning, with newer residential development to the east within PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**

APPROVE a density up to 5 du/ac.

PR zoning at up to 5 du/ac is consistent with other RA and PR zoning and residential development found in the area. The sector plan supports low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at 1 to 5 du/ac will allow consideration of 13 units on this site, which is a higher density than surrounding residential uses, but consistent with the LDR sector plan designation.
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 sight distance, topography, lot layout,

density and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

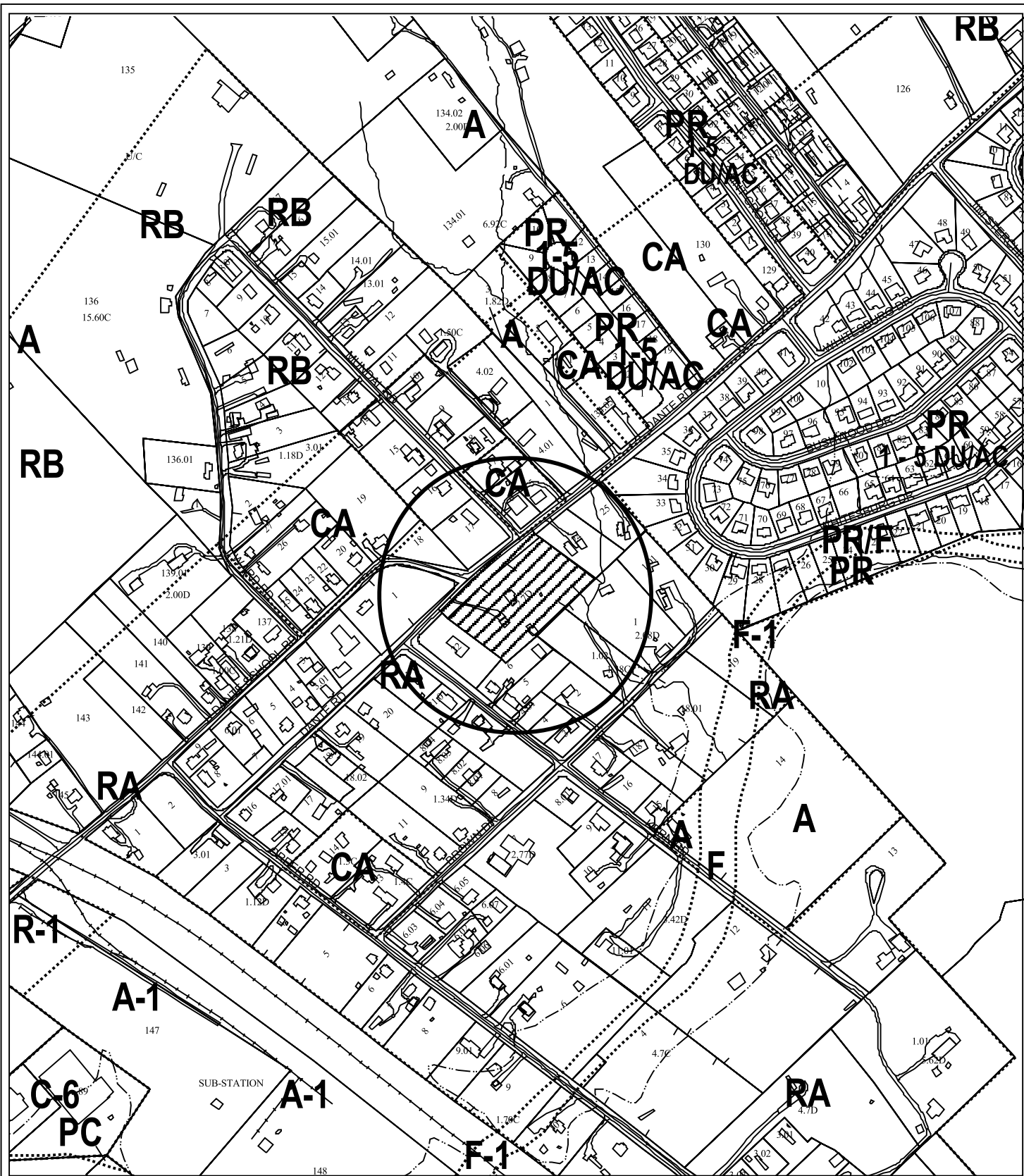
1. Public water and sewer utilities are available in the area to serve the site.
2. The density proposed permits 13 units which will add 130 vehicle trips per day to area streets, and approximately 7 school aged children to the area population.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.
4. The PR zone requires MPC approval of a development layout prior to construction. During this process any development constraints of this long, narrow site will have to be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site.
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 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 4/24/2006. 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.



**3-A-06-RZ
REZONING**

Petitioner: Andrew Smiddy
 Map No: 57
 Jurisdiction: County



From: RA (Low Density Residential)
 To: PR (Planned Residential)

Original Print Date: 02/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

