

▶ **FILE #:** 3-H-06-RZ

AGENDA ITEM #: 65

AGENDA DATE: 3/9/2006

▶ **APPLICANT:** H.R. DAVIS

OWNER(S): HALL CLYDE EARL & MILDRED AGNES

TAX ID NUMBER: 47 242

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side Dry Gap Pike, southeast of Cunningham Rd.

▶ **APPX. SIZE OF TRACT:** 16.95 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dry Gap Pike, a major collector street with 20' of pavement width within 40' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

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

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

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

▶ **PROPOSED USE:** Single family attached residential

DENSITY PROPOSED: 4.5 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from the southwest

HISTORY OF ZONING: None noted

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

South: Dwelling and vacant land / A (Agricultural)

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

West: Dry Gap Pike - Dwellings and vacant land / A (Agricultural) and PR (Planned Residential) @ 1-3 du/ac

NEIGHBORHOOD CONTEXT: This area is developed

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**
APPROVE a density of up to 4.5 du/ac.

PR zoning at the recommended density is compatible with the surrounding development and zoning pattern and is consistent with the sector plan proposal.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR, RA and RB zoning.
2. PR zoning at up to 4.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the property.
3. The property is accessed from Dry Gap Pike, which is classified as a major collector street on the major road plan. It is located less than a mile south of E. Emory Rd., at the point where Dry Gap Pike transitions from a two lane to a four lane facility.

4. 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

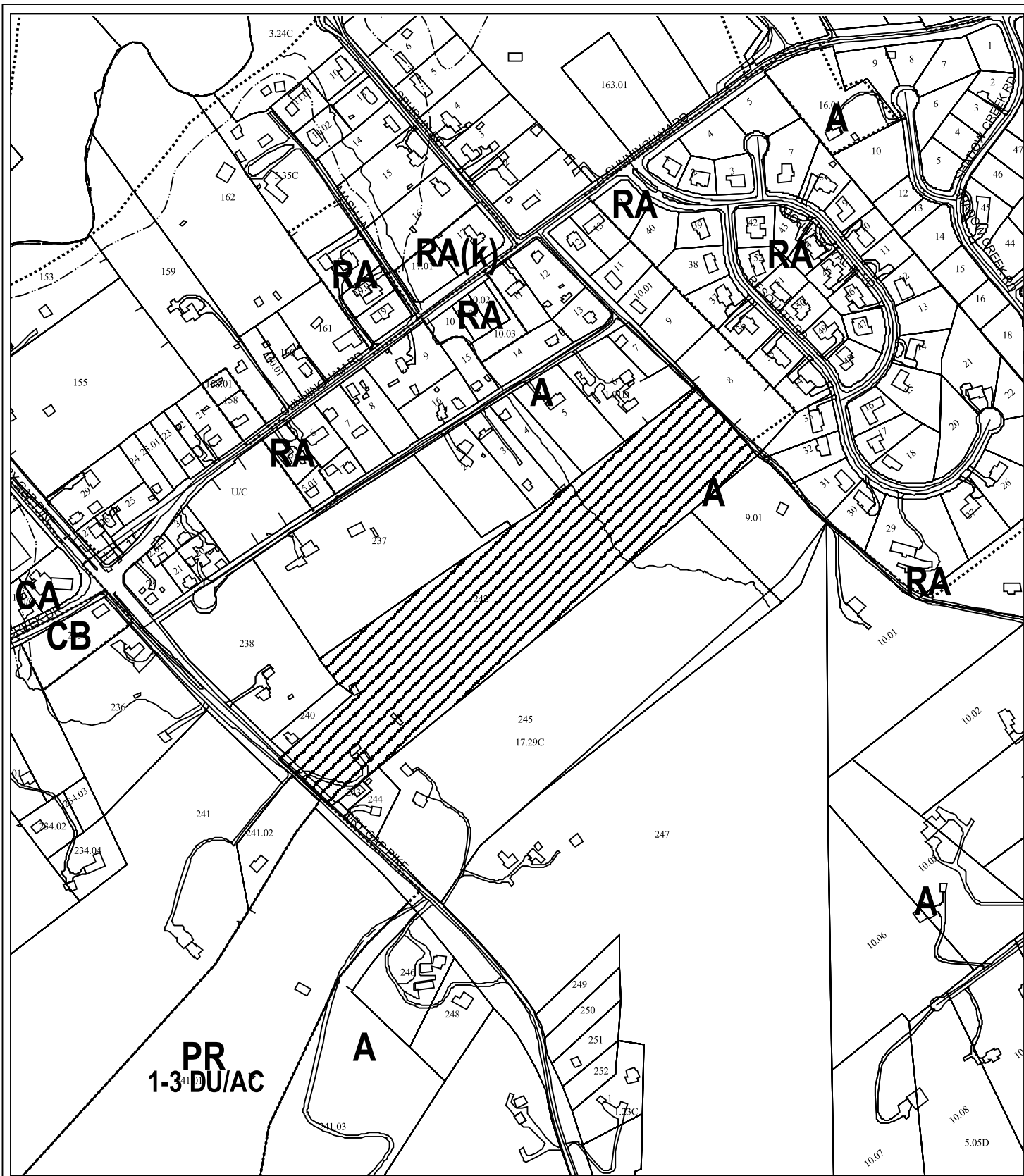
1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 76 dwelling units could be proposed on the subject property. The development of the proposed attached single family detached dwellings would add approximately 684 vehicle trips per day to the street system and about 10 children under the age of 18 to the school system.
3. If more than 75 units are proposed, a traffic impact study will be required to be submitted with the development plans. Required sight distance on Dry Gap Pike appears to be available for access to the development, but will need to be certified on the development plan. The property is located just at the point where Dry Gap Pike transitions from two lanes to four lanes. This situation may result in the need for a traffic impact study. The applicant will be expected to work with MPC and Knox County Engineering to address any traffic safety concerns with the development of and access to this site.
4. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.
5. 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North 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 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-H-06-RZ
REZONING**

Petitioner: H.R. Davis

Map No: 47

Jurisdiction: County



From: A (Agricultural)
To: PR (Planned Residential)

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