

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

▶ **FILE #:** 3-K-06-RZ
 3-D-06-SP

AGENDA ITEM #: 68
AGENDA DATE: 3/9/2006

▶ **APPLICANT:** M & M PARTNERS
 OWNER(S): JACKSON DAVID H & GLADYS M

TAX ID NUMBER: 130 061
 JURISDICTION: Commission District 5

▶ **LOCATION:** South and east sides Black Rd., northeast side N. Campbell Station Rd.

▶ **TRACT INFORMATION:** 11 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Farragut)

ACCESSIBILITY: Current access is via N. Campbell Station Rd., a minor arterial street with 20' of pavement width within 55' of right of way, or Black Rd., a minor collector street with 19' of pavement width within 40' of right of way.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

▶ **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:** Vacant land and cellular tower

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

DENSITY PROPOSED: 4 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Black Rd. - Dwellings and vacant land / Ag-RR / RA (Low Density Residential) and A (Agricultural)

South: N. Campbell Station Rd. - Residences / Farragut

East: Dwellings / Ag-RR / A (Agricultural)

West: Residential subdivision / Farragut

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A and zoning. Farragut Mobile Home Park is located about a half mile to the east and is zoned RB. The Town of Farragut borders the site to the south and west, where land is also developed with residential uses.

STAFF RECOMMENDATION:

▶ **APPROVE LDR (Low Density Residential) sector plan designation.**

Low density residential uses are compatible with the surrounding development and zoning in the area.

► **APPROVE PR (Planned Residential) zoning.**
APPROVE a density of up to 4 du/ac.

PR zoning at the requested density is compatible with surrounding development and appropriate at this intersection of arterial and collector streets. The property is located within the Urban Growth Boundary of Farragut, is a half mile from a mobile home park and is about a mile from the I-40/75-Campbell Station Rd. interchange.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR and RA zoning.
2. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. A large mobile home park is located to the east of this site. It has access to N. Campbell Station Rd. and has been developed under RB zoning at a density of about 5 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

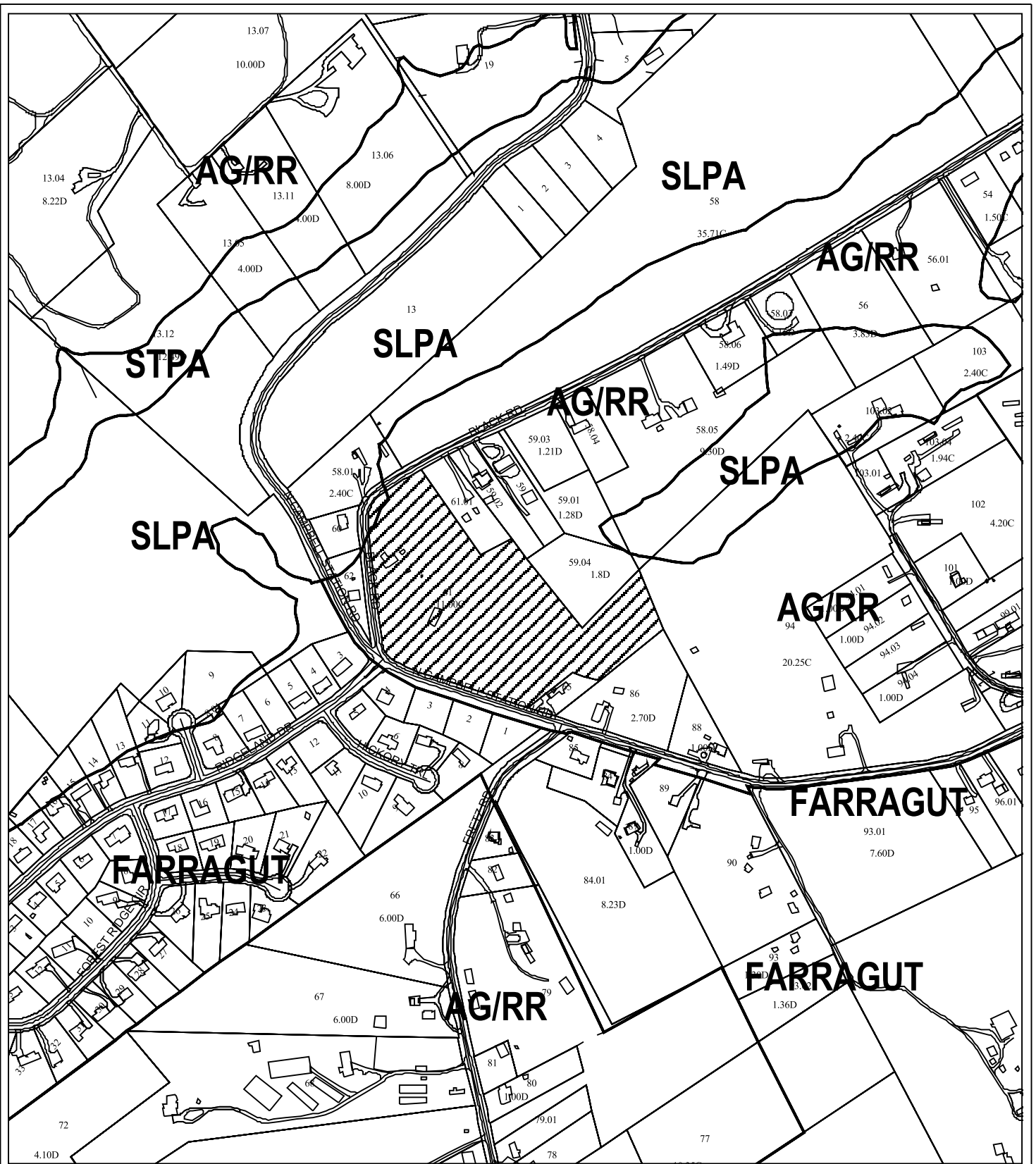
1. Public water and sewer utilities are available in the area to serve the site, but they will have to be extended for this development. The applicant has stated that the sewer will be extended from the southeast, near the Farragut Mobile Home Park, at the developer's expense.
2. At the requested density, up to 44 dwelling units could be proposed on the subject property. The development of the proposed single family attached dwellings would add approximately 396 vehicle trips per day to the street system and about 7 children under the age of 18 to the school system.
3. A preliminary plan for the site's development showed a possible realignment of the intersection of Black Rd. and N. Campbell Station Rd. A traffic impact study will be required at the development plan stage if the alignment of Black Rd. and N. Campbell Station Rd. is proposed to be altered, per recommendation by the Knox County Department of Engineering and Public Works. Required sight distance will need to be certified from the proposed access drive on the development plan. The Town of Farragut may also need to review any proposed realignment.
4. There appear to be three large sinkholes on the site. (See attached Sinkhole Buffer Analysis map.) Geotechnical studies will be required to determine the status of these potential sinkholes. The applicant will be required to maintain a 50 foot building setback from the edges of any sinkholes. Based on the information available, about 8.24 acres will remain buildable after meeting sinkhole policy requirements.
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. With the recommended amendment to low density residential, the rezoning is consistent with the Northwest County Sector Plan.
2. The site is located within the Urban Growth Area of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Planning Director for the Town of Farragut has been notified of this request and has submitted comments to MPC staff.
3. This request may generate similar requests for low density PR zoning in this area in the future on properties in this area.

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-D-06-SP/3-K-06-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: M & M Partners

Map No: 130

Jurisdiction: County

 From: A/RR (Agricultural/Rural Residential)
To: LDR (Low Density Residential)

Original Print Date: 02/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



