

▶ **FILE #:** 11-E-06-RZ

**AGENDA ITEM #:** 79

**AGENDA DATE:** 11/9/2006

▶ **APPLICANT:** RIVERWALK LANDING LLC  
 OWNER(S): KNOX CHAPMAN UTILITY DISTRICT

TAX ID NUMBER: 111 036.01

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side E. Governor John Sevier Hwy., northeast of Grand Valley Rd.

▶ **APPX. SIZE OF TRACT:** 0.42 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy., a major arterial street with 30' of pavement width within 110' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District  
 Sewer Source: Not available

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential subdivision

**DENSITY PROPOSED:** 3 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from two sides

HISTORY OF ZONING: MPC approved PR zoning at up to 3 du/ac on the adjacent property on 9/14/06 (8-T-06-RZ). Knox County Commission approval is still pending.

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR (Planned Residential) @ up to 3 du/ac

South: E. Gov. John Sevier Hwy. - Dwellings / A (Agricultural)

East: Knox Chapman Utility District offices / A (Agricultural)

West: Vacant land / PR (Planned Residential) @ up to 3 du/ac

NEIGHBORHOOD CONTEXT: This area is developed primarily with rural residential uses under A zoning. Knox-Chapman Utility District facilities are located to the east, zoned A.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density of up to 3 du/ac.**

PR at the requested density is consistent with the sector plan proposal for this area and is an extension of zoning from two sides.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the requested density is compatible with surrounding development and is consistent with the sector plan proposal for the area.
2. The proposal is an extension of PR zoning from two sides and will allow the site to be incorporated with the larger PR zoned area for one development.

3. PR zoning will require MPC concept plan and 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. It will also identify the types of residential units that may be constructed.

#### THE EFFECTS OF THE PROPOSAL

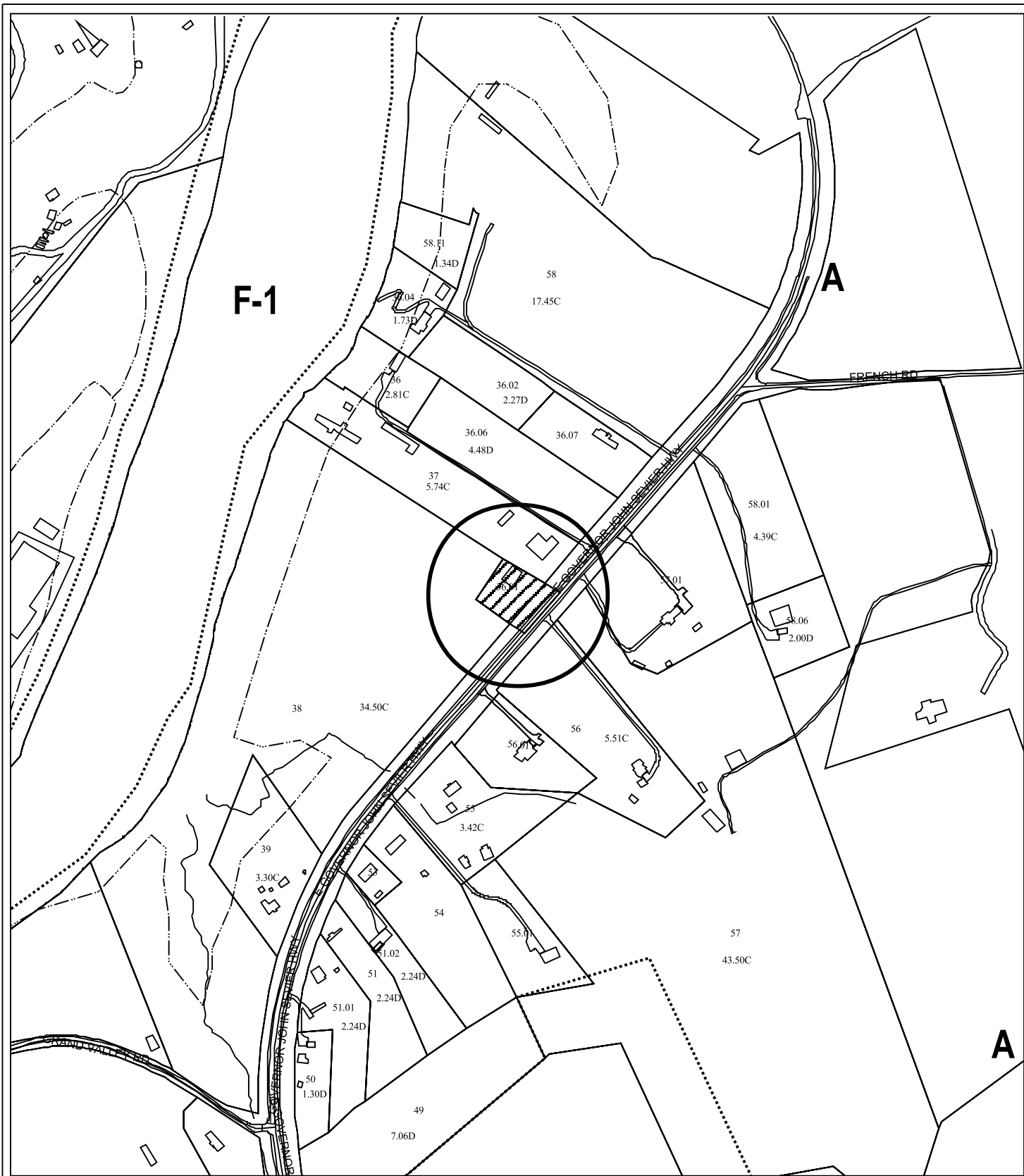
1. Public water utilities are available in the area to serve the site. Sanitary sewer is not currently available at the site and will have to be extended to be utilized for this project.
2. The requested PR zoning and density at the listed acreage would allow for a maximum of 1 additional dwelling unit to be proposed for the PR site. That number of proposed single family detached units would add approximately 10 vehicle trips per day to the street system and would add approximately 1 child under the age of 18 to the school system.
3. If more than 75 lots are proposed on the concept plan / use on review for the entire PR development, a traffic impact analysis will be required to be submitted for review.
4. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the PR-required use on review/concept plan process.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses 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. Approval of this request may lead to future requests for residential zoning, consistent with the sector plan proposal for the 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 12/18/2006. 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.



**11-E-06-RZ  
REZONING**

Petitioner: Riverwalk Landing LLC

Map No: 111

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 10/26/06

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902