



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

FILE #: 10-G-06-RZ

AGENDA ITEM #: 78

AGENDA DATE: 10/12/2006

APPLICANT: DON DUNCAN
OWNER(S): GERNERT MAXINE ODELL
WOOD GEORGE H & MARTHA N

TAX ID NUMBER: 162 058.01,058.10,060.01

JURISDICTION: County Commission District 5

LOCATION: Southeast side S. Northshore Dr., southeast of Mont Cove Blvd.

APPX. SIZE OF TRACT: 16 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is S. Northshore Dr., a minor arterial street with 21' of pavement width within 70' 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: Two single family dwellings and vacant land

PROPOSED USE: Detached dwellings

DENSITY PROPOSED: 5 du/ac

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

HISTORY OF ZONING: None noted for this site. The subdivision to the north was rezoned PR in 2000.

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / A (Agricultural) and PR (Planned Residential) @ 1-3 du/ac

South: Dwellings / A (Agricultural)

East: Dwellings / A (Agricultural)

West: S. Northshore Dr. - Residential subdivision / PR (Planned Residential) @ 1-2.4 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential development under A and PR zoning.

STAFF RECOMMENDATION:

**APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 3 du/ac. (Applicant requested 5 du/ac)**

PR zoning at the recommended lesser density is more compatible with surrounding development and zoning, is consistent with the zoning and density of the new subdivision to the north and is consistent with the sector plan proposal for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the

surrounding residential development and is consistent with the sector plan proposal for the site. The two closest residential subdivisions, 'Montgomery Cove' to the west and 'Bayou Bend' to the north, are zoned and developed at 3 du/ac or less.

2. The recommended lesser density reduces the impact on surrounding land uses, allowing for a more compatible development.
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 staff's recommended density, up to 48 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 480 vehicle trips per day to the street system and about 40 children under the age of 18 to the school system. At the applicant's requested density, up to 80 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 800 vehicle trips per day to the street system and about 67 children under the age of 18 to the school system.
3. If more than 75 lots are proposed, a traffic impact study will be required as part of the concept plan/use on review process. The potential access point to S. Northshore Dr. for this development may be problematic, because of the close proximity to Bayou Bend Way and Mont Cove Blvd. The applicant will be expected to work with MPC and County Engineering staff to address any potential traffic conflicts or safety issues during the concept plan/use on review process. If possible, a shared access drive with Bayou Bend subdivision, that lines up across the street from Mont Cove Blvd. would be ideal. However, there is an access driveway within a 50' wide strip of land between the subject property and Bayou Bend that is not under the ownership of either party, which may make this impossible.
4. 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 for the site, consistent with the recommendation.
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 11/20/2006. 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.

