



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

FILE #: 10-R-06-RZ
10-C-06-SP

AGENDA ITEM #: 89
AGENDA DATE: 10/12/2006

APPLICANT: VOLUNTEER DEVELOPMENT
OWNER(S): LONG NELLIE % GARY LONG

TAX ID NUMBER: 130 A A 002
JURISDICTION: Commission District 6

LOCATION: Northwest side Yarnell Rd, west of N. Campbell Station Rd.

TRACT INFORMATION: 145 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Yarnell Rd., a major collector street with 20' of pavement width within 80' of right of way.

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

PROPOSED USE: Residential subdivision

DENSITY PROPOSED: 3 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Not an extension of plan designation or zoning

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Vacant land / Ag-RR & SLPA / A (Agricultural)
South: Yarnell Rd. - Dwellings / Ag-RR / A (Agricultural)
East: Dwellings / Ag-RR & SLPA / RA (Low Density Residential)
West: Dwellings and vacant land / Ag-RR / A (Agricultural)

NEIGHBORHOOD CONTEXT:

STAFF RECOMMENDATION:

APPROVE LDR (Low Density Residential) sector plan designation.

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

APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 2 du/ac. (Applicant requested 3 du/ac.)

PR zoning at the recommended density is compatible with the surrounding zoning pattern and is consistent with the policies of the Growth Policy Plan for the Rural Area. The recommended amendment to the sector plan to low density residential would permit consideration of PR zoning at a density of either 2 or 3 du/ac, but the recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this property, which is not contiguous with the Planned Growth Area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is similar in intensity to the adjacent RA zoning to the east, but the requested PR is preferable because of the flexibility in lot sizes and subdivision design, as well as the required use on review approval of development plans by MPC. RA zoning allows a minimum lot size of 10,000 square feet with sewer and 20,000 square feet without sewer.
2. PR zoning at up to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. A site to the east, on the south side Yarnell Rd., east of N. Campbell Station, was approved earlier this year for a low density residential plan designation and PR zoning at 1 to 3 du/ac.
4. 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

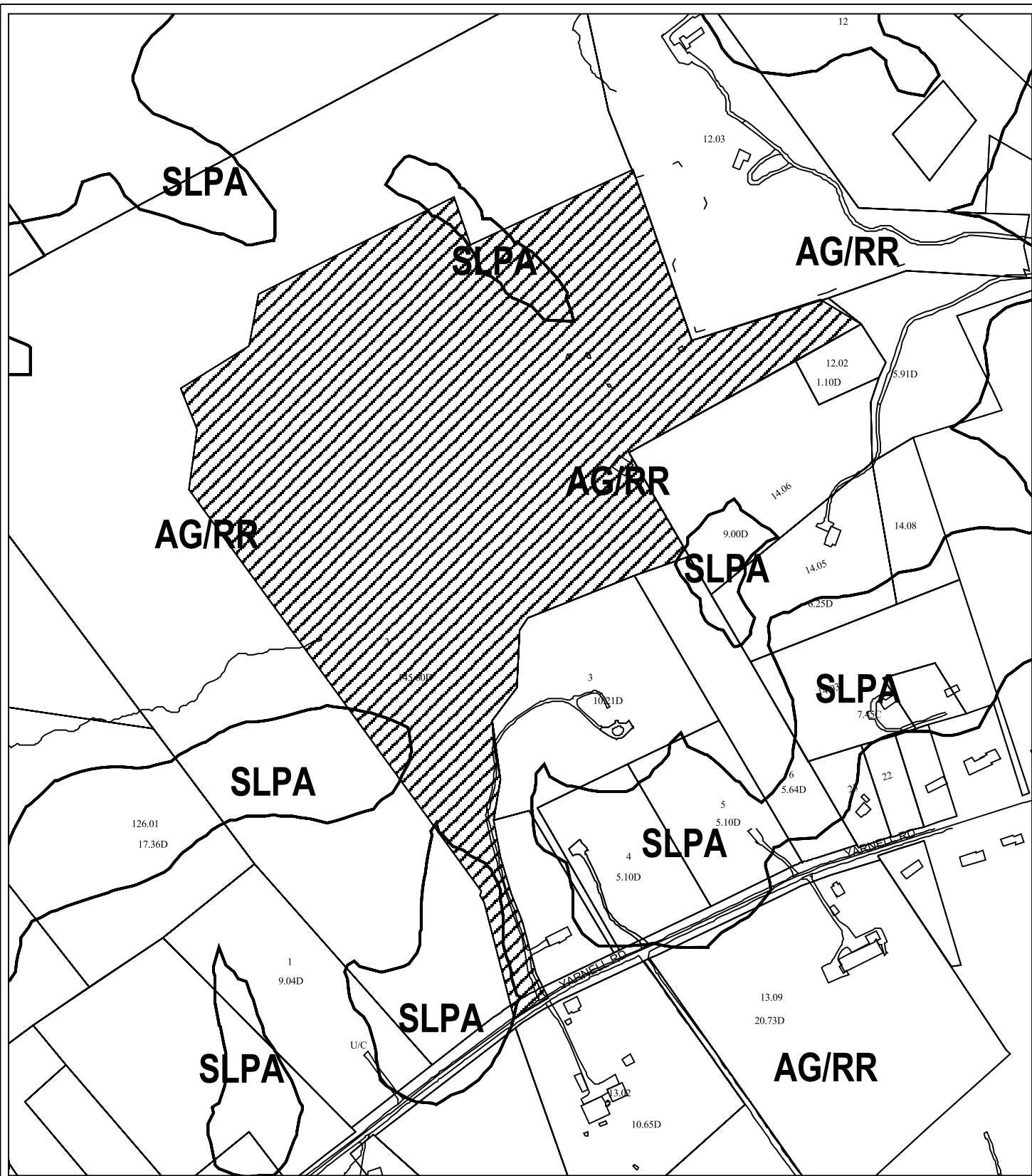
1. Public water is available at the site. Sewer utilities are available in the area to serve the site, but will need to be extended to this property. The applicant has provided the attached letter from West Knox Utility District indicating that water and sewer utilities can be extended to the site to serve the proposed development.
2. At the staff's recommended density, up to 290 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2,900 vehicle trips per day to the street system and about 205 children under the age of 18 to the school system. At the applicant's requested density, up to 435 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 4,350 vehicle trips per day to the street system and about 308 children under the age of 18 to the school system.
3. Since the site is located in the Rural Area on the Growth Policy Plan, a traffic impact letter will be required to be submitted with the concept plan / use on review applications. If more than 75 units are proposed, a full traffic impact study will need to be provided, as well as meeting the requirements of the Growth Policy Plan for rezonings in the Rural Area. This site has access to Yarnell Rd., a major collector street with 20' of pavement width that leads back to the Planned Growth Area to the east. N. Campbell Station Rd. is a minor and major arterial street leading to the Urban Growth Area of Farragut to the south.
4. 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 Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The recommended zoning and density meets all requirements for rezoning within the Rural Area, but the requested density of 3 du/ac is not consistent with the policies of the Growth Policy Plan, which require that the subject property be contiguous to other property designated either Planned or Urban Growth Areas. The recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this non-contiguous property.
3. This request may generate similar requests for low density plan designations and 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 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.



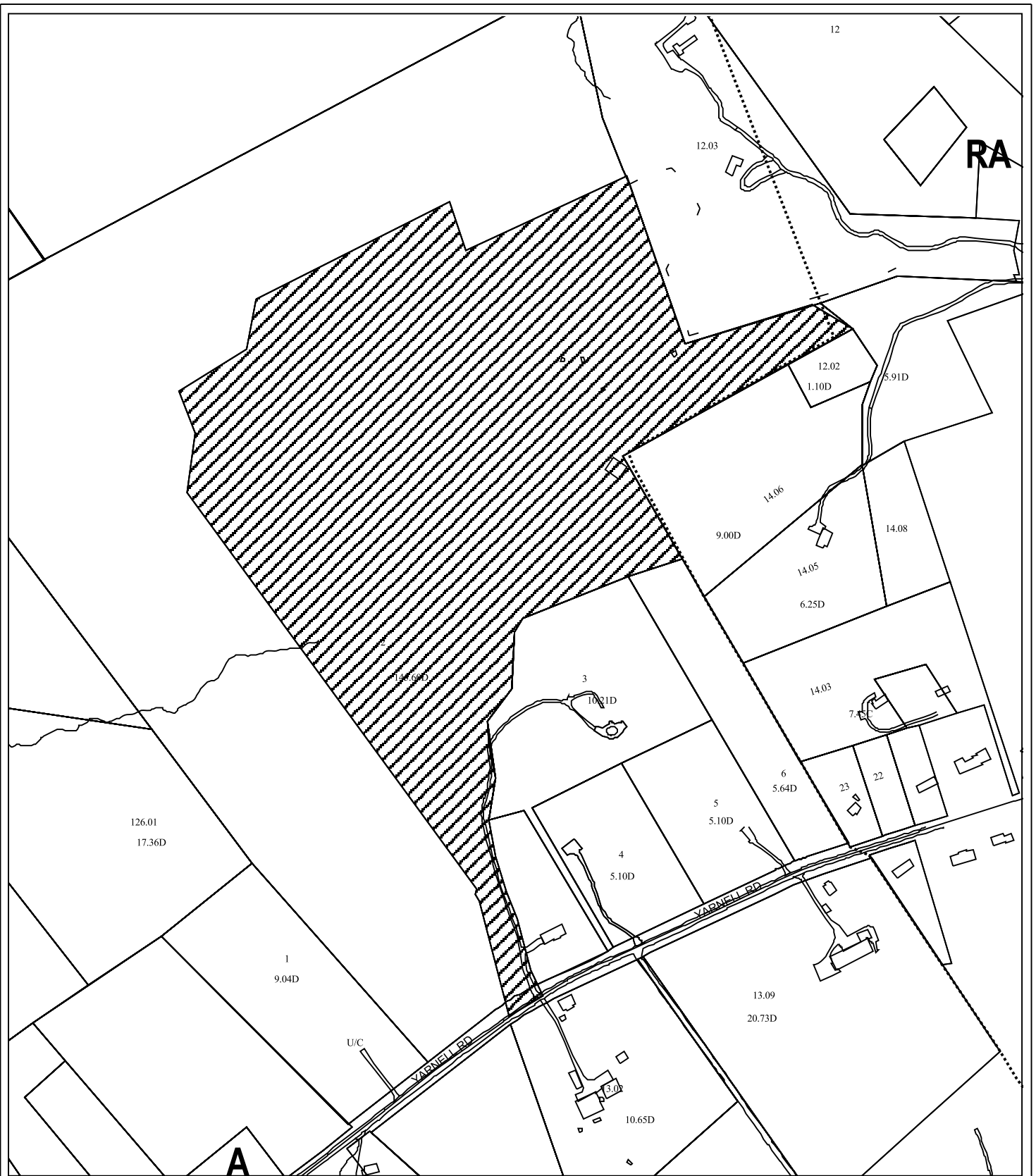
**10-C-06-SP/10-R-06-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Volunteer Development
 Map No: 130
 Jurisdiction: County



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

Original Print Date: 10/03/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**10-R-06-RZ
REZONING**

Petitioner: Volunteer Development

Map No: 130

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 09/26/06

Revised:

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

0 500'



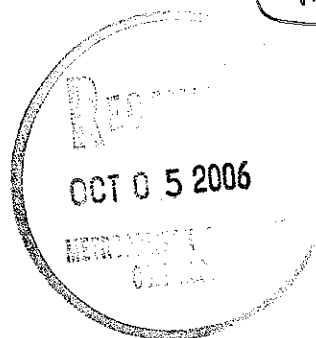
10-R-06-RZ/10-C-06-SP
#89



West Knox Utility District

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Mr. Chris McKeynolds
S & E Properties
405 Monthbrook Lane
Knoxville, TN 37919

October 4, 2006

RE: Parcel of land, 11931 Yarnell Road
Map 130, Parcel 2
Water and Sewer Availability

Mr. McKeynolds:

Water service is currently available to the referenced property through West Knox Utility District. There is currently a 4-inch water line along Yarnell Road just south of the referenced property and there is a 16-inch water line along Hardin Valley Road to the north of the referenced property. Should you desire to connect to the water line on Yarnell Road, in order to have fire protection at a minimum the 4-inch line would have to be replaced with a larger diameter line back to the intersection of Yarnell Road and North Campbell Station which is approximately 2,300 feet.

Sanitary sewer service will be available to the referenced property in the near future (within the next year) through West Knox Utility District. Sewer is currently being constructed and will be available in the vicinity of Hickory Creek Road and East Gallaher Ferry Road, which would require an extension of approximately 5,000 feet. Sewer will also be available in the vicinity of Yarnell Road and North Campbell Station Road, which would require an extension of approximately 3,000 to 4,000 feet. Construction of this latter section of sewer has not started yet but should start either later in 2006 or early 2007.

Please contact me if you have any further questions or require additional information at 690-2521, ext. 220.

Wayne Hastings

Wayne Hastings, P.E.
Chief Engineer
West Knox Utility District

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