

▶ **FILE #:** 7-P-06-RZ (REVISED) **AGENDA ITEM #:** 71
 POSTPONEMENT(S): 7/13/2006-8/10/06 **AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** SOUTHLAND GROUP, INC.
 OWNER(S): SOUTHLAND GROUP INC

TAX ID NUMBER: 49 PORTION OF 067 MAP ON FILE AT MPC

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southwest side Murphy Rd., southeast of Tazewell Pike

▶ **APPX. SIZE OF TRACT:** 6.54 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Murphy Rd., a major collector street with 26' of pavement width within 50' of right of way.

UTILITIES: Water Source: Northeast Knox Utility District
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** RB (General Residential)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Townhouses and commercial development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the south and east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / RB (General Residential)

South: Residences / PR (Planned Residential) @ 1-5 du/ac

East: Vacant land / PR (Planned Residential) @ 1-5 du/ac

West: Residences / RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A. PR, RA and RB zoning

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density of 1 to 5 du/ac.**

PR at the recommended density is a logical extension of compatible zoning from the south and east and is consistent with the sector plan proposal for the property.

COMMENTS:

This application has been revised since the August 10th meeting to eliminate the request for CA zoning, making the previous sector plan request to commercial unnecessary. The related sector plan amendment to commercial (7-C-06-SP) was withdrawn by the applicant on 8/22/06. The sector plan and rezoning requests were postponed at the July 13th and August 10th MPC meetings, at the request of the applicant. Then at the September 14th meeting, the rezoning request was postponed again, at the request of the applicant. After the July meeting, the applicant provided the attached site plan of their proposed commercial development, which they now intend to pursue under the PR zoning designation and requirements.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the requested density is compatible with the scale and intensity of the surrounding development and zoning pattern, is consistent with the sector plan and is a logical zoning extension.
2. PR zoning will allow the applicant to request MPC approval of the proposed town homes. Commercial development can be considered on one acre of the site if at least 100 residential units are completed within the same PR 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

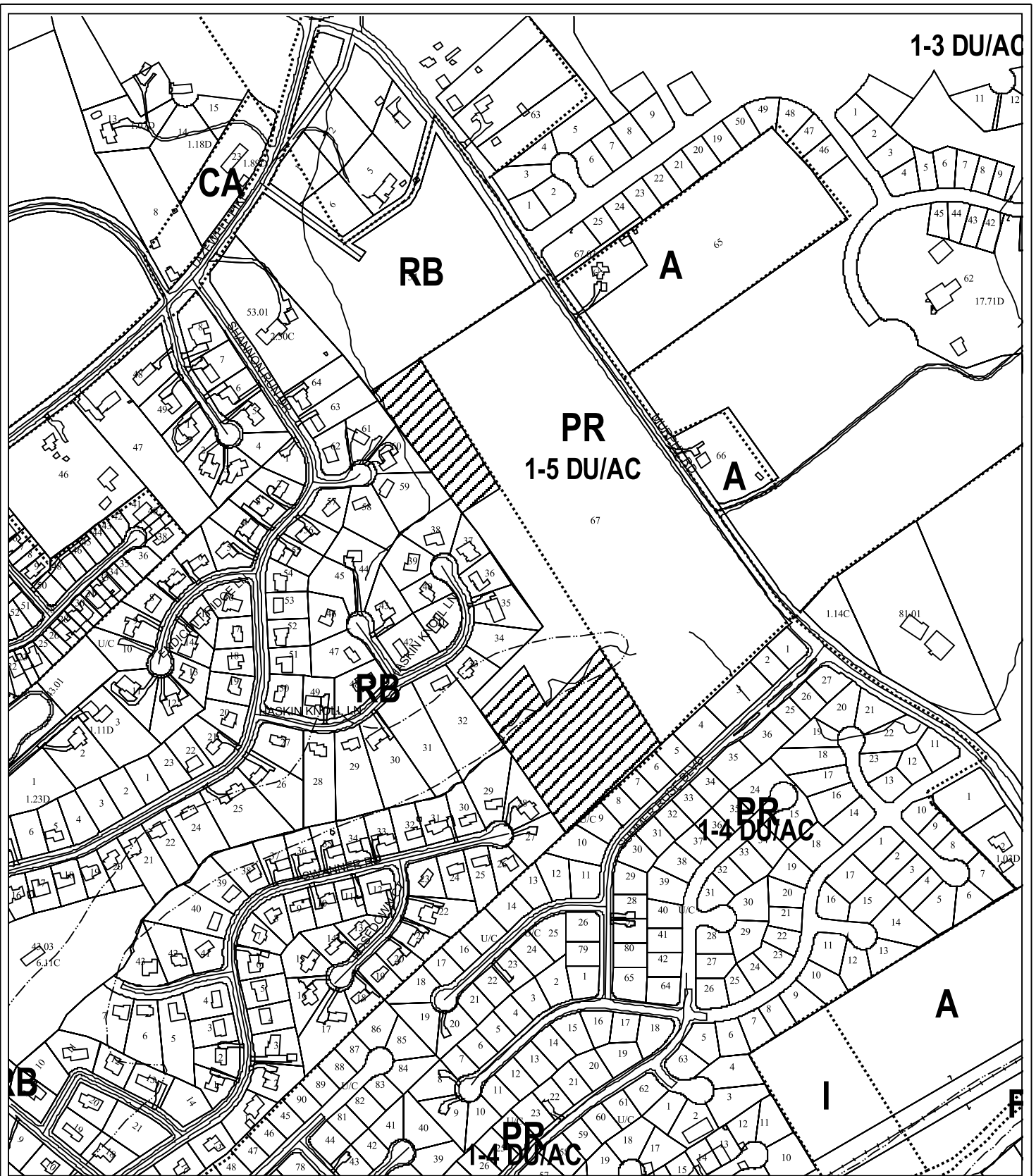
1. Public water and sewer utilities are available in the area to serve the site.
2. The requested PR zoning and density would allow for a maximum of 32 additional dwelling units to be proposed for the site. That number of proposed town homes would add approximately 288 vehicle trips per day to the street system and would add approximately 5 children under the age of 18 to the school system.
3. 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.
4. It is staff's understanding that the applicant intends to develop commercial uses under PR zoning on a portion of this parcel. The PR zone allows consideration of 1 acre of commercial development per every 100 completed residential units in the same development. Any PR zoned residential units to be used for credit for the commercial area in the PR zone must be resubmitted as part an overall use on review development plan, which will include the plan for the commercial development. The proposed commercial development will have to be integrated with the residential on the site plan. At least one access to the commercial development will need to be from a secondary residential street rather than having sole access from Murphy Rd. Safe pedestrian access should be provided to the commercial area from all residential areas included on the plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses for the entire site, consistent with this zoning proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future for requests for similar residential zones, 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 within the PR zone. 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.



**7-P-06-RZ
REZONING**

Petitioner: Southland Group, Inc.

Map No: 49

Jurisdiction: County



From: RB (General Residential)

To: PR (Planned Residential)

Original Print Date: 08/29/06 Revised: 08/29/06

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