

▶ **FILE #:** 8-D-06-RZ **AGENDA ITEM #:** 73
 POSTPONEMENT(S): 8/10/2006 **AGENDA DATE:** 9/14/2006

▶ **APPLICANT:** S & E PROPERTIES
 OWNER(S): PETERS ROBBIE TEDFORD

TAX ID NUMBER: 155 012
 JURISDICTION: County Commission District 4
 ▶ **LOCATION:** Northwest side Keller Bend Rd., northwest of Citadel Ln.
 ▶ **APPX. SIZE OF TRACT:** 13.21 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Keller Bend Rd. a local street with 20' of pavement width within 60' of right of way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** CA (General Business) and A (Agricultural)
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Residential subdivision
DENSITY PROPOSED: 2 du/ac
 EXTENSION OF ZONE: Yes, extension of PR from the south
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / A (Agricultural)
 South: Keller Bend Rd. - Residential subdivision / PR (Planned Residential) @ 1 du/ac
 East: Residences / A (Agricultural)
 West: Vacant land, narrow cove of Ft. Loudon Lake / CA (General Business)
 NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A and PR zoning. A large parcel to the west of the site is zoned CA, but is not developed with any commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density of up to 1 du/ac. (Applicant requested 2 du/ac.)**

PR zoning at the recommended lesser density is more compatible with surrounding development, is consistent with the sector plan and is appropriate considering the slope characteristics of the site. The great majority of the site is designated for slope protection on the sector plan, with only a small portion shown for low density residential development.

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 rural residential development and zoning pattern and is consistent with the sector plan proposal for the site. No residential development has occurred at greater than 1 du/ac along Keller Bend Rd., except at the very southern end of the Keller Bend Rd. peninsula where there is a small condominium development called Mariner's Point, zoned PR @ 1-8 du/ac.

2. The recommended lesser density lessens the impact on surrounding land uses and takes into account the steep slopes on portions of the site, allowing for a more compatible development and preservation of the steep slope areas.
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

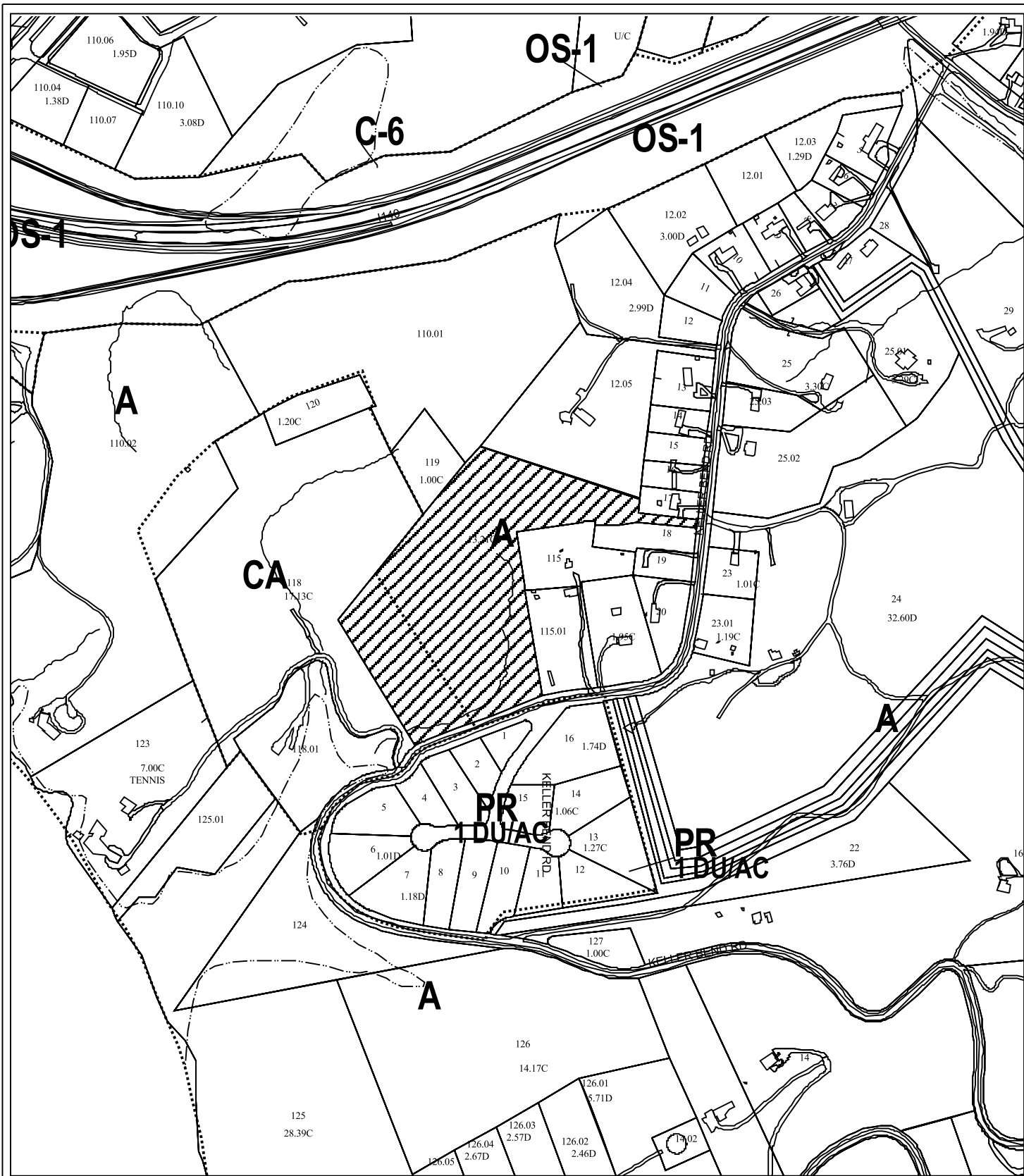
1. Public water and sewer utilities are available in the area to serve the site. The applicant has provided the attached letter which indicates that water and sewer utilities are located adjacent to the site and capacity is available to serve the proposed development.
2. At the staff's recommended density, up to 13 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 130 vehicle trips per day to the street system and about 10 children under the age of 18 to the school system. At the applicant's requested density, up to 26 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 260 vehicle trips per day to the street system and about 21 children under the age of 18 to the school system.
3. Based on the attached slope analysis, about 42.92% of the site has slopes of 25% or greater. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans.
4. In discussions with the applicant, it has been indicated that the proposed access to the site will be at a location across from Citadel Ln. to the south. Minimum sight distance requirements will need to be certified from any proposed access points to Keller Bend Rd. on the development plan. The property's Keller Bend Rd. frontage in the northeast portion of the site is not wide enough to provide the required right of way for a public street.
5. The recommended zoning and density are 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 and slope protection for the site, consistent with the proposal. However most of the site is designated as slope protection and the attached slope analysis indicates that a good deal of the site is not suitable for low density residential development. The area directly south of the site is proposed for agricultural / rural residential uses and slope protection.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The area adjacent to this site, to the south and east of Keller Bend Rd. is designated as Rural Area.
3. This request may generate similar requests for low density residential zoning in this area in the future.

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 10/23/2006. 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.



**8-D-06-RZ
REZONING**

Petitioner: S & E Properties

Map No: 155

Jurisdiction: County



From: CA (General Business) and A (Agricultural)

To: PR (Planned Residential)

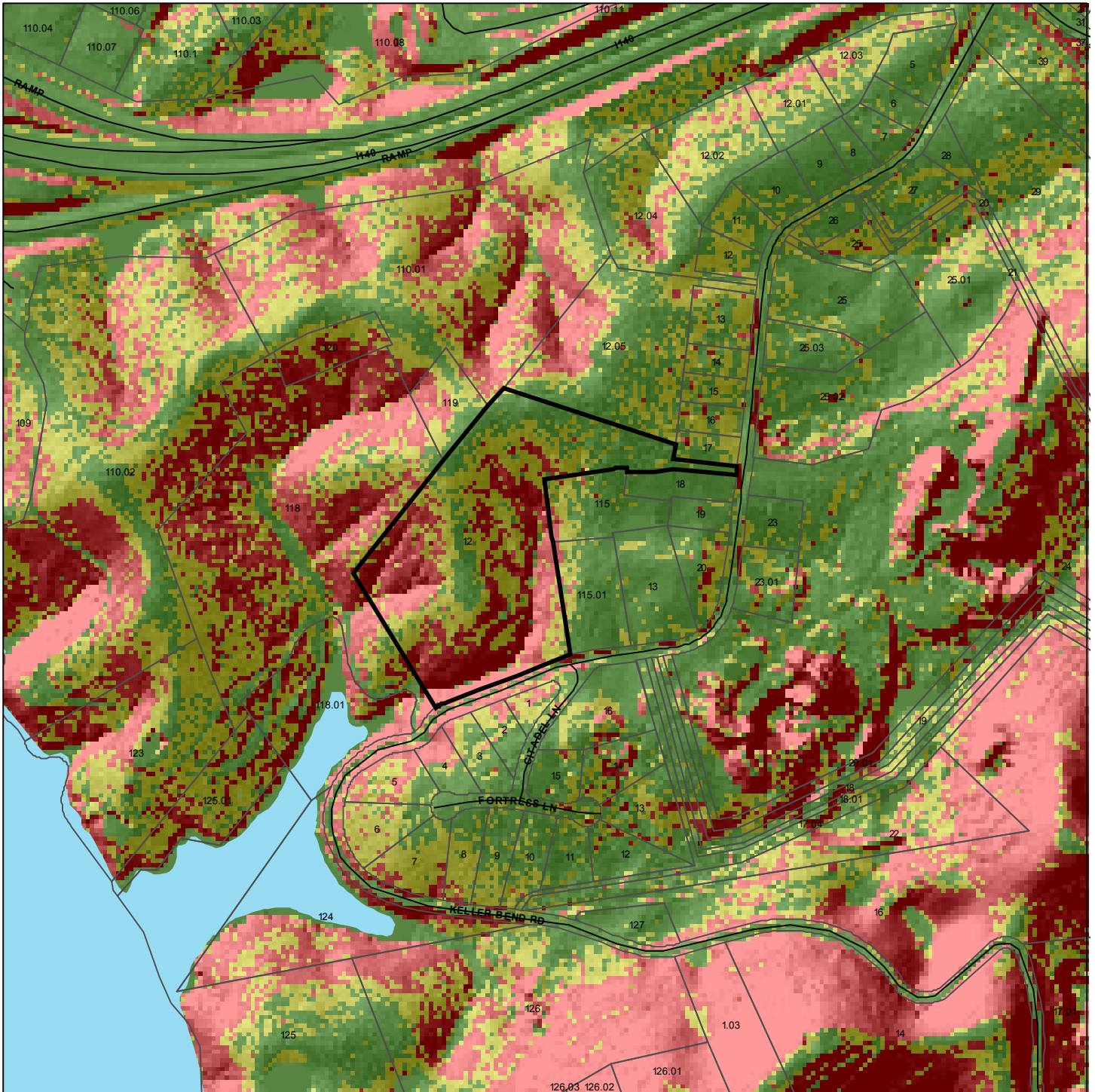
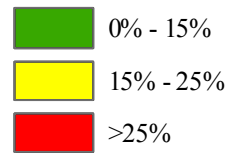
Original Print Date: 07/25/06

Revised:

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

8-D-06-RZ Slope Analysis

Percent Slope



8-D-06-RZ REZONING



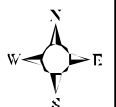
From: A (Agricultural) & CA (General Commercial)
To: PR (Planned Residential)

Original Print Date: 7/24/2006 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: S & E Properties

Map No: 155

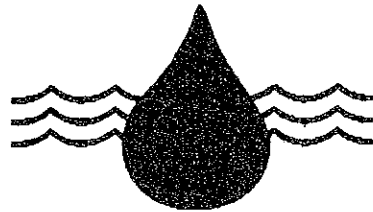
Jurisdiction: County



8-D-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	5305	3.0447	22.80%
15%-25%	2	7974	4.5764	34.28%
> 25%	3	9985	5.7306	42.92%
Total Acres			13.3517	100.00%

101 Dixie Lane
122 Dorwood Road
Knoxville, TN 37930
Phone: (865) 966-9711
FAX: (865) 675-1953



FIRST UTILITY DISTRICT
of Knox County

Water & Sewer Services
Member
American Water Works Association
Water Environment Federation



July 12, 2006

Chris McReynolds
S & E Properties
405 Montbrook Lane
Knoxville, TN 37919

8-D-06-RZ

Re: Knox County Parcel 155 012
aka Robbie Peters Tedford Property

Dear Mr. McReynolds:

This is to confirm that our water line and pressure sewer system is located adjacent to the referenced property and, additionally, that the water and sewer system have the capacity to serve the proposed development (i.e. about 30 single family lots).

We trust this is the information you desire.

Sincerely,

Robert A. Bunnell
Engineering & Construction

From: <Teenieweeniefarm@aol.com>
To: <bettyjo.mahan@knoxmpc.org>
Date: 8/7/2006 9:21:32 PM
Subject: Re-Zoning Request 8-D-06-RZ

I support the MPC staff recommendation on the rezoning request by S & E Properties.

My property is located at 2331 Keller Bend Road and attaches to the property to be re-zoned. I support the recommendation of one residential unit per acre. The traffic which will be generated from even one unit per acre will put a strain on a road which is already barely able to support the traffic which is the result of the growth of the neighborhood.

Thank you for your consideration.

Bill McReynolds
2331 Keller Bend Road
Knoxville, TN 37922

From: schriver <schriver@utk.edu>
To: <bettyjo.mahan@knoxmpc.org>
Date: 8/7/2006 1:42:28 PM
Subject: Re-Zoning Request 8-D-06-RZ

This message is sent in support of the MPC staff recommendation on the re-zoning request by Charles McReynolds on behalf of S & E Properties. I live at 2624 Keller Bend Road, and I am a Board of Directors member of the Keller Bend Homeowners Association. For the reasons outlined in the MPC staff report, in addition to the fact that three other subdivisions are currently in progress on Keller Bend, we feel it prudent for road safety reasons as well as the preservation of the dominant character of our neighborhood that the Metropolitan Planning Commission accept the staff recommendation for no more than one residential unit per acre. Thank you for your consideration.

William R. Schriver
2624 Keller Bend Road
Knoxville, TN 37922

From: "Hillside Bakery, LLC" <hillbkr@comcast.net>
To: <bettyjo.mahan@knoxmpc.org>
Date: 8/7/2006 10:55:44 PM
Subject: FW: Re-Zoning Request 8-D-06-RZ

> 7 August 2006

>

> MPC Director

> RE: file number 8-D-06-RZ to be heard August 10, 2006

>

> Dear Ms. Mahan:

>

> I am writing as a member of the Keller Bend Homeowners Association Board
> of Directors and as a property owner, along with my husband, Kenneth, at 2825
> Keller Bend Road. We have lived here for over 21 years and care deeply about
> our community, our neighbors, environmental protection, conservation, and
> traffic safety.

>

> We strongly support and urge you to encourage the MPC commissioners to
> accept the MPC professional staff recommendation of 1 unit per acre, for all
> the reasons your professional staff stated. Especially of note is the slope
> of this land found on the last page of your staff's recommendation. More than
> 42 percent of the terrain is at a grade of 25 percent or more. Fully
> two-thirds of this land is somewhere between 15 and 42 percent slope. The
> steepness of much of this land requires 2 acres per unit per the zoning
> regulations; therefore limiting the project to one unit per acre is no
> significant hardship, in fact some would consider this a generous allotment in
> light of these steep grade percentages. Our concerns extend to drainage
> problems that might arise if these slopes and the watershed area are not
> protected. In addition, we are concerned about the development's entrance
> sight distance and request you require and enforce an engineer certified
> submittal for approval of driveway entrance sight distance.

>

> Finally, we have a commitment to the SW sector plan because many of our
> residents participated in that planning process and concessions and
> compromises were made at that time. Adherence to the provisions for
> agricultural/residential areas on Keller Bend will maintain the dominant
> character of our neighborhood while protecting the watershed and slopes at
> the same time. We respectfully request that you limit this proposal to no
> more than one unit per acre by supporting the staff recommendations for this
> project.

>

> Thank you for your consideration.

>

> Patra B. and Kenneth A. Rule
> 2825 Keller Bend Road
> Knoxville, TN 37922-6518