



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

▶ **FILE #:** 8-T-06-RZ
8-E-06-SP

AGENDA ITEM #: 74
AGENDA DATE: 9/14/2006

POSTPONEMENT(S): 8/10/2006

▶ **APPLICANT:** RIVER WALK LANDING, LLC
OWNER(S): DAN MITCHELL RIVER WALK LANDING, LLC

TAX ID NUMBER: 111 PART OF 038 MAP ON FILE AT MPC

JURISDICTION: Commission District 9

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

▶ **TRACT INFORMATION:** 36.2 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 PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / PR (Planned Residential) & CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family and commercial

DENSITY PROPOSED: 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: French Broad River / Water / F-1 (Floodway)
South: E. Gov. John Sevier Hwy. - Residences / LDR / A (Agricultural)
East: Knox Chapman utility office and facilities / LDR / A (Agricultural)
West: Vacant land / LDR / A (Agricultural)

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:

▶ **DENY C (Commercial) sector plan designation.**

The site is surrounded by low density residential uses and is not near a commercial node at an intersection. Commercial at this location would be an inappropriate spot sector plan amendment.

▶ **APPROVE PR (Planned Residential) zoning for the entire property.**

APPROVE a density of up to 3 du/ac.

DENY CA (General Business) zoning.

PR at the requested density is consistent with the sector plan proposal for this area. Commercial uses at the proposed location would be out of character with the surrounding land use and zoning pattern. CA would be a spot zoning at this location.

COMMENTS:

These requests were postponed at the August 10, 2006 meeting, so that the applicant could determine if the PR density requested needs to be revised. Since then, the applicant has revised the application to request PR at 3 du/ac instead of 2 du/ac.

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. Commercial zoning at this location is not appropriate. The property is surrounded by rural to low density residential uses and is not located at any commercial nodes or major intersections.
3. Even though the commercial requested portion of the site is located next to an office and facilities for Knox Chapman Utility District, that property is zoned Agricultural. Allowing CA or other commercial zoning at this location would be a spot zoning and would set a precedent leading to other requests for commercial in the area.
4. If at least 100 residential units are constructed, the recommended PR zoning allows consideration of 1 acre of commercial use to be incorporated into the overall PR development.

THE EFFECTS OF THE PROPOSAL

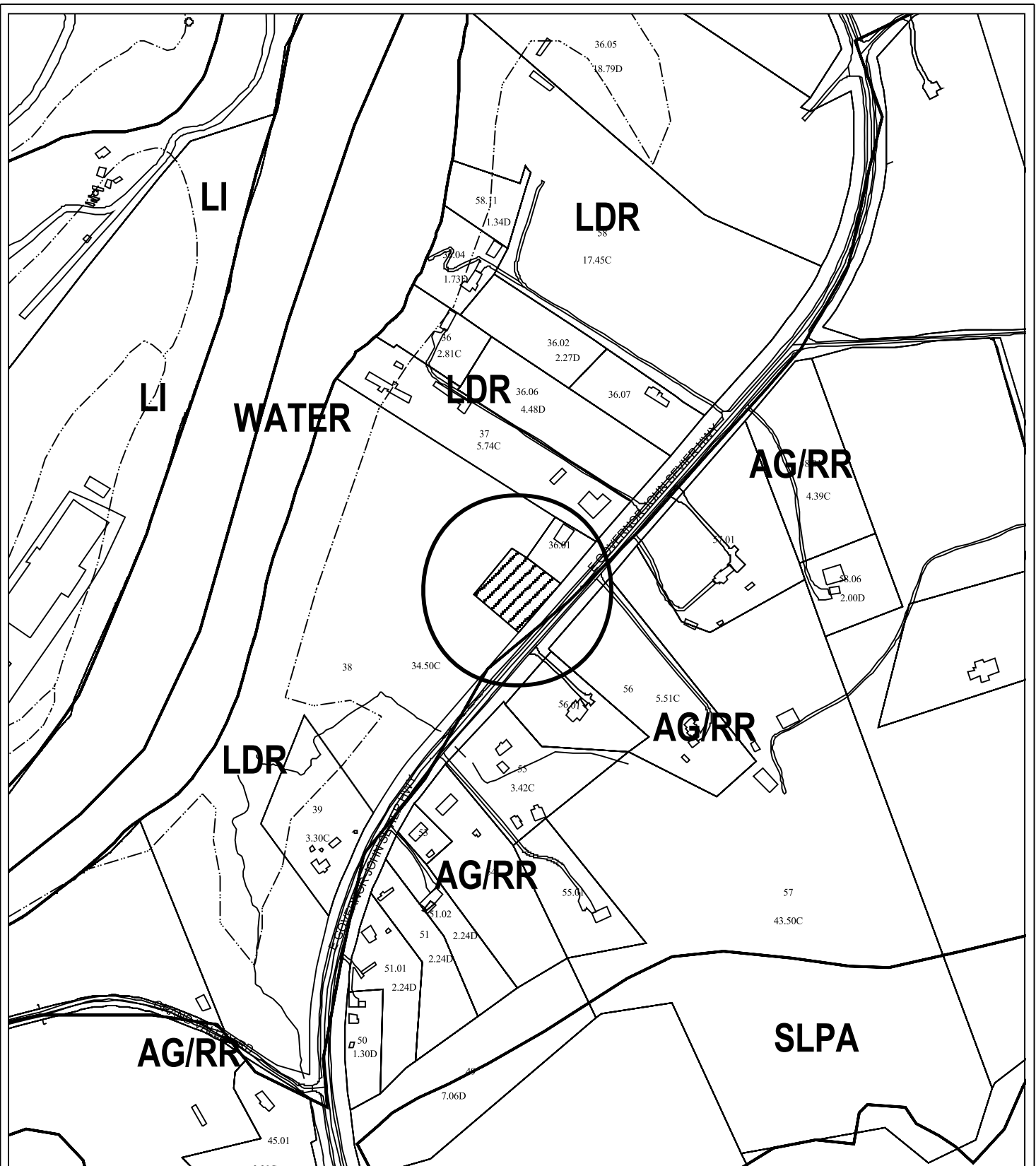
1. Public water utilities are available in the area to serve the site. Sanitary sewer is not currently available at the site and will have to be extended to be utilized for this project.
2. The commercial proposal will have no impact on schools, and the impact on the street system will depend on the type of development proposed. The requested PR zoning and density at the listed acreage would allow for a maximum of 108 dwelling units to be proposed for the site. That number of proposed single family detached units would add approximately 1,080 vehicle trips per day to the street system and would add approximately 54 children under the age of 18 to the school system.
3. If more than 75 lots are proposed on the concept plan / use on review, 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 entire site. This designation is appropriate for the area and staff recommends that it be maintained.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If the proposed commercial is approved for this site, it will likely lead to future requests for commercial sector plan amendments and zoning on other parcels along E. Gov. John Sevier Hwy.

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-E-06-SP/8-T-06-RZ
SECTOR PLAN AMENDMENT
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: River Walk Landing, LLC

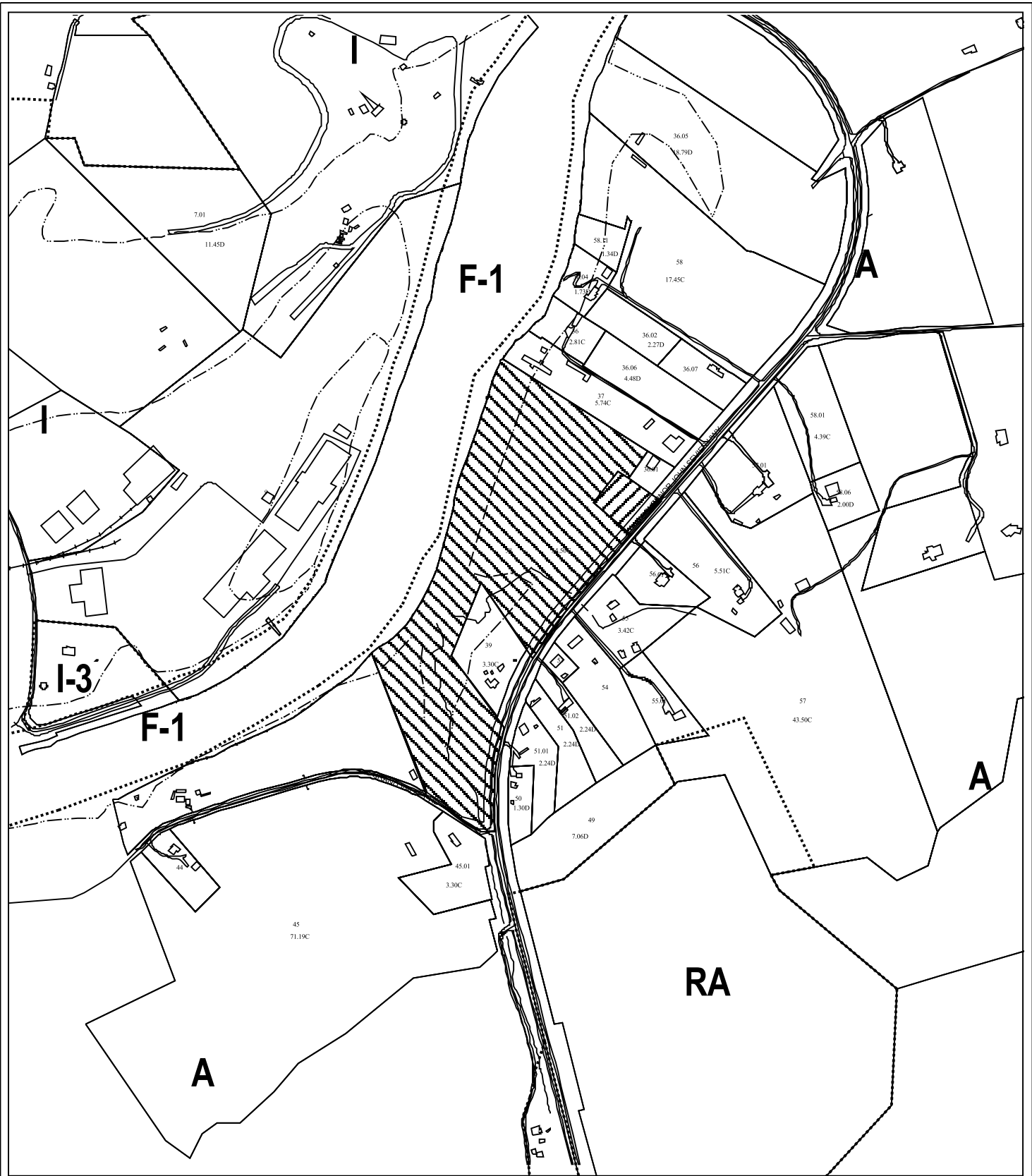
Map No: 111

Jurisdiction: County

 From: LDR (Low Density Residential)
To: C (Commercial)

Original Print Date: 08/03/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**8-T-06-RZ
REZONING**

Petitioner: River Walk Landing, LLC

Map No: 111

Jurisdiction: County



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

Original Print Date: 07/27/06 Revised: 08/03/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

