

▶ **FILE #:** 9-H-06-RZ

**AGENDA ITEM #:** 82

**AGENDA DATE:** 9/14/2006

▶ **APPLICANT:** DISNEY JOINT VENTURE, JERRY DISNEY

OWNER(S): DISNEY JOINT VENTURE

TAX ID NUMBER: 78 24.07, 26 & 29

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side W. Emory Rd., northeast of Yount Rd.

▶ **APPX. SIZE OF TRACT:** 25.06 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial street with 23' of pavement width within 50' of right of way.

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

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Condominiums

**DENSITY PROPOSED:** 5 du/ac

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

HISTORY OF ZONING: Properties to the east and north along Carpenter Rd. were rezoned PR in 2004 and 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: W. Emory Rd. - Vacant land and floodway / A (Agricultural) and F (Floodway)

East: Dwellings / A (Agricultural) and PR (Planned Residential)

West: Dwellings and vacant land / A (Agricultural)

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

**STAFF RECOMMENDATION:**

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

PR zoning at the recommended density is compatible with surrounding development and zoning, appropriate for the topography of the site and consistent with the sector plan proposal for the property.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the recommended density is compatible with the scale and intensity of the other residential development in the area and is consistent with the sector plan proposal for the site.
2. The site does not have steep slope characteristics and has direct access to W. Emory Rd., which is a major arterial street, making it appropriate for development at the proposed density.

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

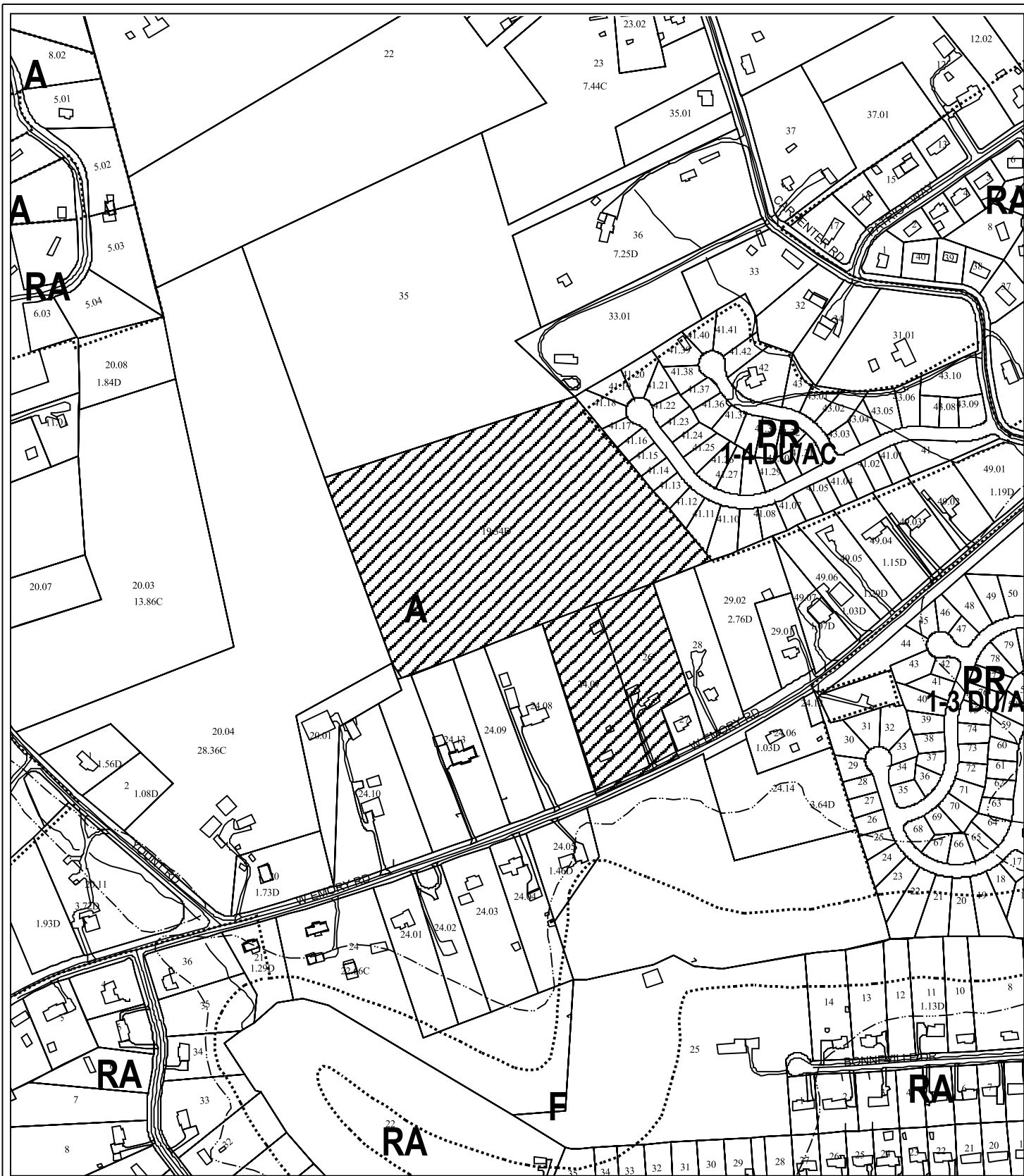
1. Public water and sewer utilities are available in the area to serve the site.
2. At the applicant's requested density, up to 125 dwelling units could be proposed on the subject property. The development of the proposed condominiums would add approximately 1,125 vehicle trips per day to the street system and about 31 children under the age of 18 to the school system. The site is accessed from W. Emory Rd., a major arterial street with 23' of pavement width, just west of the intersection with Carpenter Rd., a collector street. Sight distance appears to be available on W. Emory Rd. for the development entrance, but this will need to be certified on the development plans.
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 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 Northwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
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 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.



9-H-06-RZ  
REZONING

Petitioner: Disney Joint Venture,  
Jerry Disney

Map No: 78

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 08/23/06

Revised:

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

