

▶ **FILE #:** 9-O-06-RZ

AGENDA ITEM #: 89

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** MJM DEVELOPMENT

OWNER(S): FRED AND IDEAL GRINDSTAFF

TAX ID NUMBER: 28 220

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side Micah Ln., northwest of McCloud Rd.

▶ **APPX. SIZE OF TRACT:** 6.9 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Micah Ln., a local deadend street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family detached development

DENSITY PROPOSED: 5 du/ac.

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / LDR/A Agricultural

South: Residences / LDR/A Agricultural

East: Vacant land / LDR/ A Agricultural

West: Residences / LDR/ A and RA Residential

NEIGHBORHOOD CONTEXT: This rolling, wooded site is within residential development that has occurred under A, RA and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density up to 5 dwellings per acre**

PR zoning up to 5 du/ac is consistent with other residential zoning and development found in the area. The North County Sector Plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the sector plan designation for the site and the Planned Growth designation on the Growth Policy Plan.
2. There are residential subdivisions in the area that have been developed under RA and PR zoning. A PR-zoned development to the southeast has a density of up to 5 du/ac.
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

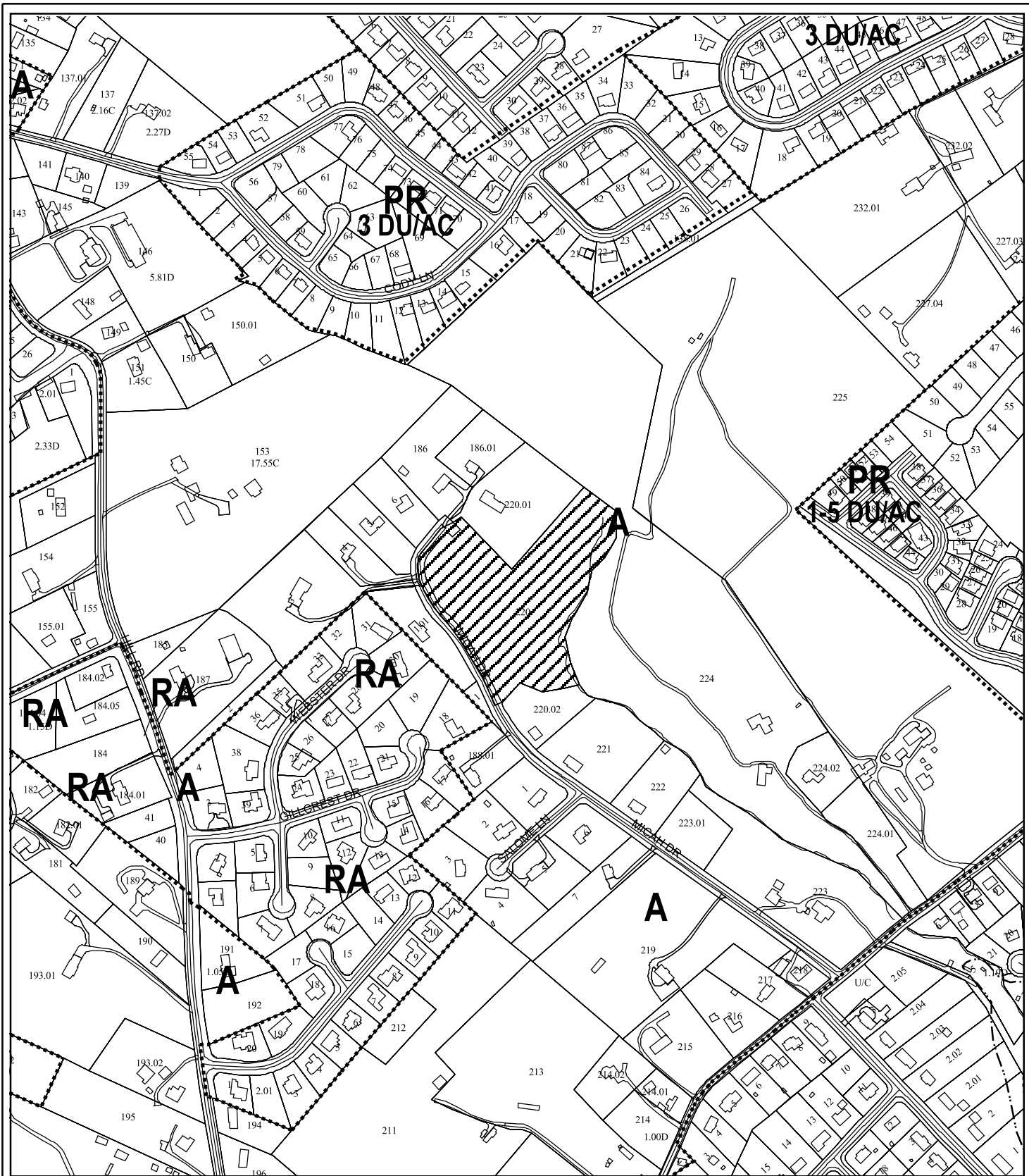
1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 35 dwelling units could be proposed on the subject property. The development of single family attached dwellings would add approximately 350 vehicle trips per day to the street system and about 22 children under the age of 18 to the school system.
3. 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. The North County Sector Plan proposes low density residential uses for the site, consistent with this 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 PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan.

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-O-06-RZ
REZONING**



From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 08/24/06 Revised: 09/06/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: MJM Development

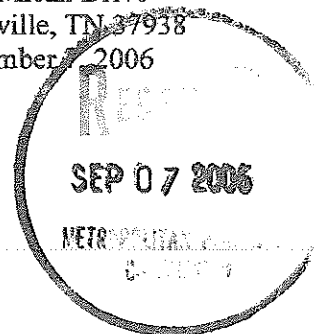
Map No: 28

Jurisdiction: County



G. Clark Sanders
7911 Micah Drive
Knoxville, TN 37938
September 7, 2006

Metropolitan Planning Commission
Suite 403 City/County Building
400 Main Street
Knoxville, TN 37902



Reference File Number 9-0-06-RZ (MJM Development)

Attn: Ken Pruitt

Dear Mr. Pruitt:

I am writing to express my concerns about the proposed rezoning of this tract on Micah Drive.

1. I am opposed to the proposed plan to build 5 houses per acre. This will result in a complete change to the make-up of the neighborhood.

I would not be opposed as strongly to 2 or 3 houses per acre.

2. Micah Drive is a 25 or more years old street that is deteriorating due to age. It had a seal coat of slurry put on it about 2 years ago that is now gone. The developer should be required to rebuild the street to handle the increased traffic of 35 to 60 cars depending on the density allowed in the rezoning. The developer should also be required to build sidewalks on Micah Drive for the safety of school children since school buses do not run on Micah Drive due to the close proximity of schools.
3. What will be the selling price of the proposed homes? They should not be priced so low as to cause the value of existing homes to fall. This is a common practice of developers that only want to make their profit and get out without regard to what effect this has on the existing residents of an area.

I was startled to see that written comments were due by today. The post card sent to me did not say anything about that time constraint. I would like to see this hearing postponed for thirty days to give the residents time to meet, review the proposal and develop a proposal (perhaps meeting with the developers) that would be acceptable to all parties.

Sincerely,


G. Clark Sanders

9-0-06-RZ

Metropolitan Planning Commission,

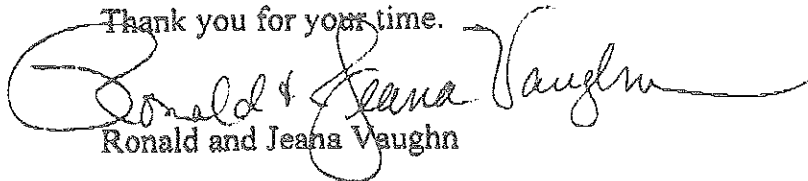
I am sending this in regards to a proposed rezoning plan on Micah Drive Knoxville Tennessee 37938. I understand MJM Development has requested to build up to 5 homes per acre on the 6.9 acre tract they recently purchased. All the other homes in this neighborhood are restricted to Agriculture zoning that limits 1 home per acre. I don't feel that should change. Micah Drive is a very small street with no outlet. The traffic that would be created from a development of 30 plus houses would be a nightmare. The road is narrow and has restricted views in areas. Adding just 1 car per home would more than double the amount of traffic already on Micah Drive.

I am not opposed to the development all together, but feel one structure per acre is a very adequate addition. Our neighborhood is fortunate in that we get the occasional deer passing through, we have rabbits that nest alongside the road, we have horses and burros that graze alongside the road. These are the reasons we purchased our home. The influx of people and traffic that the proposed development would bring would drastically alter the area we chose when we purchased our home.

As I mentioned above, Micah is a no outlet street. An addition of 30 plus families would restrict traffic flow. I invite any of you to come to Micah and try to turn onto McCloud Road between 7:00 a.m. and 8 a.m. The view is restricted and more traffic backed up would mean more accidents. Micah Drive is also on the "parent responsibility zone" for transportation to the Middle School and the High School. There are no side walks on Micah, nor on McCloud, so if any of the 30 plus families that moved into the new development have school age children, you would have that many more people trying to enter and leave Micah at the same times every day.

All together there are not even 30 houses on Micah and the adjoining Salome Drive, which is spread over a vast amount of acreage. The crime is nearly zero, neighbor complaints are non existent, and everyone has "their own space". This is in part due to the amount of space between homes. The proposed addition of 30 plus houses on less than 7 acres would inundate the neighborhood.

Thank you for your time.


Ronald and Jeana Vaughn

(9-0-06-RZ)

To: MPC concerning the land rezoning
from Agriculture to Public Residential
on Micah Drive

RECEIVED

SEP 07 2006

Micah Drive absolutely cannot handle
any more traffic flow. The request
by MSM Construction to build 5
single homes PER acre, which could
mean a total of 30, is not feasible.

Only 1 house per acre would be
suitable on 6.9 acres of property.

This would forever change the quiet
country atmosphere for which we
purchased our home.

B. H. and Jane Hodge
7824 Micah Drive
Knoxville, TN. 37938