

▶ **FILE #:** 4-G-07-RZ

AGENDA ITEM #: 77

AGENDA DATE: 4/12/2007

▶ **APPLICANT:** LAKECOVE PROPERTIES

OWNER(S): GARLAND KYLE

TAX ID NUMBER: 162 058.09

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast of S. Northshore Dr., northeast of Choto Rd.

▶ **APPX. SIZE OF TRACT:** 7.65 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access to the proposed development is via Choto Rd., a minor collector street with 22' of pavement width within 50' of right of way.

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

▶ **PRESENT ZONING:** A (Agricultural) and F (Floodway)

▶ **ZONING REQUESTED:** PR (Planned Residential) and F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

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

DENSITY PROPOSED: 3 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: MPC approved PR at 3 du/ac for adjacent properties in 2006 (10-G-06-RZ and 12-H-06-RZ).

SURROUNDING LAND USE AND ZONING:
North: Residences / A (Agricultural) and F (Floodway)
South: Dwellings and vacant land / PR (Planned Residential) @ 1-3 du/ac and F (Floodway)
East: Residences / A (Agricultural) and F (Floodway)
West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developing with low density residential uses under A and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) and F (Floodway) zoning.
APPROVE a density of up to 3 du/ac.**

PR at the requested density is compatible with surrounding residential development in the area and is an extension of the previously approved PR zoning to the north and east.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area have been developed with low density residential uses under A and PR zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be combined with the adjacent property, already approved for PR

zoning, for one 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

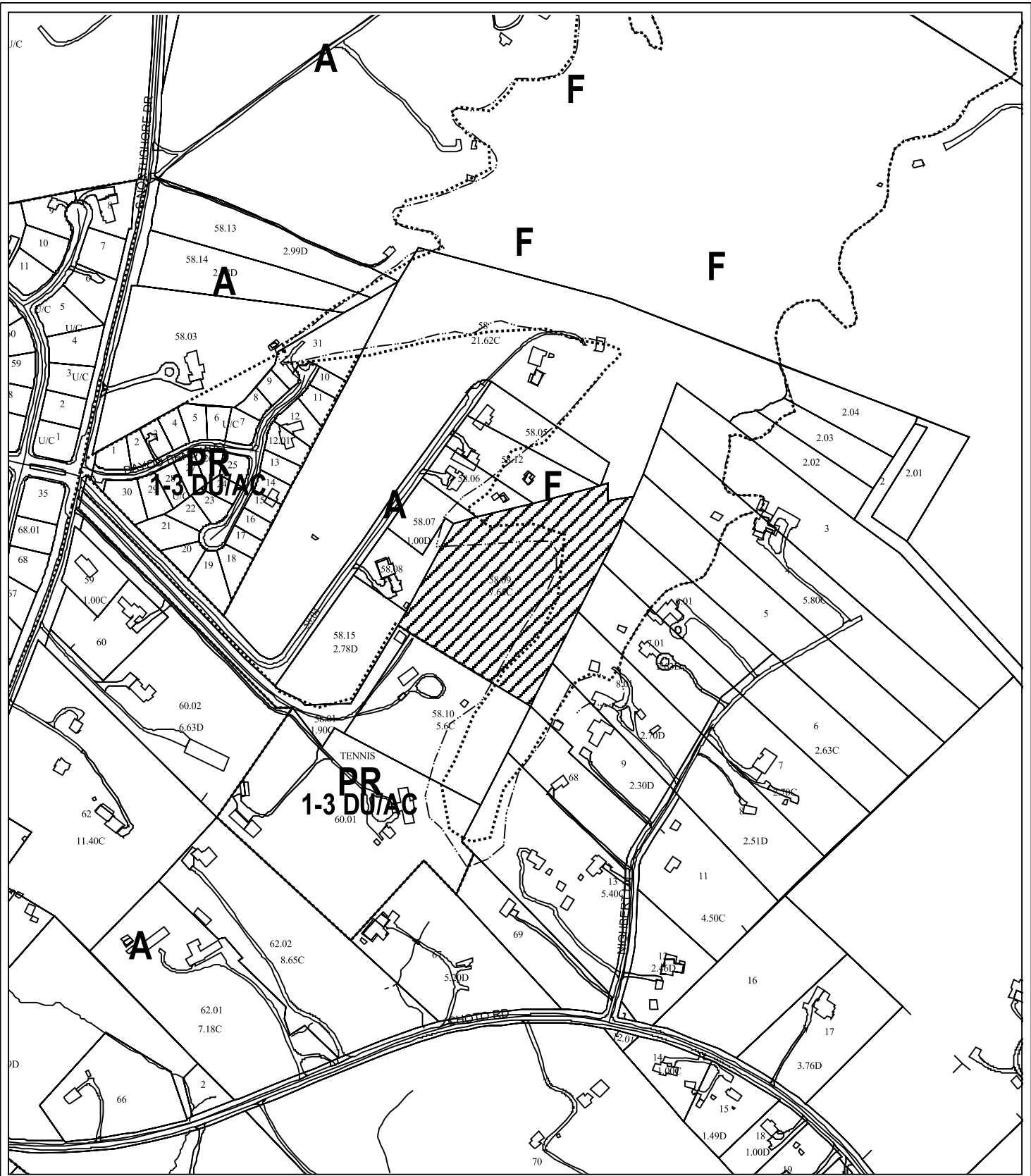
1. Public water and sewer utilities are available in the area to serve the site.
2. The existing F (Floodway) zoning on this site will not change with approval of this rezoning. A portion of this site is located in a floodway and zoned F. The density will be calculated based only on the area zoned PR, which is generally the area above the 813' contour, about 4.41 acres. In addition, an easement is required below the 820' contour, in which buildings may not be constructed. A map showing the 813' and 820' contour lines on the site is attached.
3. The subject property is proposed to be developed along with the adjacent site, which was approved for PR by MPC in 2006. At the proposed density and reduced acreage of about 4.41 acres above the 813' contour and outside of the F (Floodway) area, 13 additional dwelling units could be proposed for the entire PR zoned site. The development of detached dwellings would add approximately 117 more vehicle trips per day to the street system and about 2 more children under the age of 18 to the school system.
4. If more than 75 lots are proposed as part of the overall development, a traffic impact study will be required to be submitted as part of the use on review/concept plan process.
5. 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 Southwest 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 surrounding properties that are proposed for low density residential uses by the sector 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 5/29/2007. 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.



**4-G-07-RZ
REZONING**

Petitioner: Lakecove Properties

Map No: 162

Jurisdiction: County



From: A (Agricultural) and F (Floodway)

To: PR (Planned Residential) and F (Floodway)



Original Print Date: 03/20/07

Revised:

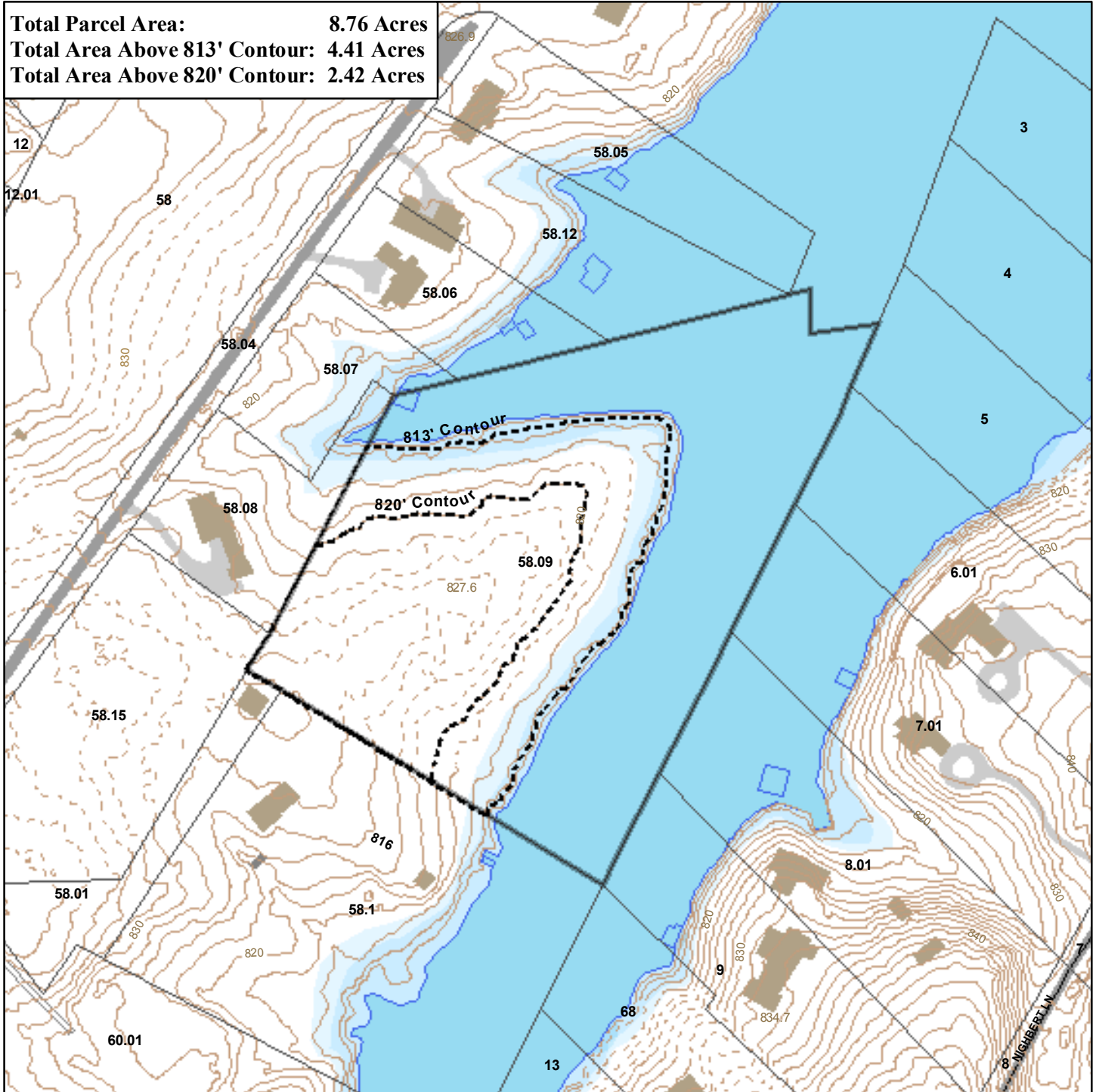
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4-G-07-RZ Flood Analysis

Legend

-  500 Year Flood Plain
-  100 Year Flood Plain

Total Parcel Area: 8.76 Acres
Total Area Above 813' Contour: 4.41 Acres
Total Area Above 820' Contour: 2.42 Acres




4-G-07-RZ REZONING

Petitioner: Lakecove Properties

Map No: 162

Jurisdiction: County

 From: A (Agricultural) & F (Flood)
 To: PR (Planned Residential) & F (Flood)

Original Print Date: 3/22/2007 Revised:
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