

▶ **FILE #:** 4-O-07-RZ

**AGENDA ITEM #:** 85

**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** J.K. RYMER  
**OWNER(S):** ROBERT & LORA JEAN JOHNSON

**TAX ID NUMBER:** 135 B B 034 & 035

**JURISDICTION:** County Commission District 9

▶ **LOCATION:** Northwest side Maloney Rd., west side Belt Rd.

▶ **APPX. SIZE OF TRACT:** 20.16 acres

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Urban Growth Area

**ACCESSIBILITY:** Access is via Maloney Rd., a major collector street with 18' of pavement within 60' of right-of-way, Belt Rd., a local street with 18' of pavement within 40' of right-of-way, and Smallwood Dr., a local street with 13' of pavement within 40' of right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential subdivision

**DENSITY PROPOSED:** 5

**EXTENSION OF ZONE:** No

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:**  
North: Residences / RA (Low Density Residential)  
South: Residences / RAE (Low Density Exclusive Residential) & RA (Low Density Residential)  
East: Residences / RA (Low Density Residential) & RB (General Residential)  
West: Residences / RA (Low Density Residential) & A (Agricultural)

**NEIGHBORHOOD CONTEXT:** Property in this area is zoned RA, RAE and RB residential. This site is located in a low density residential area of the county.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.  
APPROVE a density up to 3 du/ac (Applicant requested 5 du/ac).**

PR zoning at up to 3 dwellings per acre is consistent with surrounding development and takes into account the steep slopes located on the site. The sector plan proposes low density residential uses for this site. Staff is recommending against the applicant's request for 5 du/ac because development at that density would be out of character with existing development surrounding the site, which is primarily detached residential dwellings developed on large lots under RA, A and RAE zoning.

**COMMENTS:**

## NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the existing and proposed residential development pattern along Maloney Rd. and Belt Rd. and is consistent with the sector plan. Development density on adjacent lots ranges from 1 to 2 du/ac. The recommended density takes into account the lower developed density of surrounding properties.
2. The recommended density lessens the impact on surrounding land uses and takes into account the steep slopes located 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

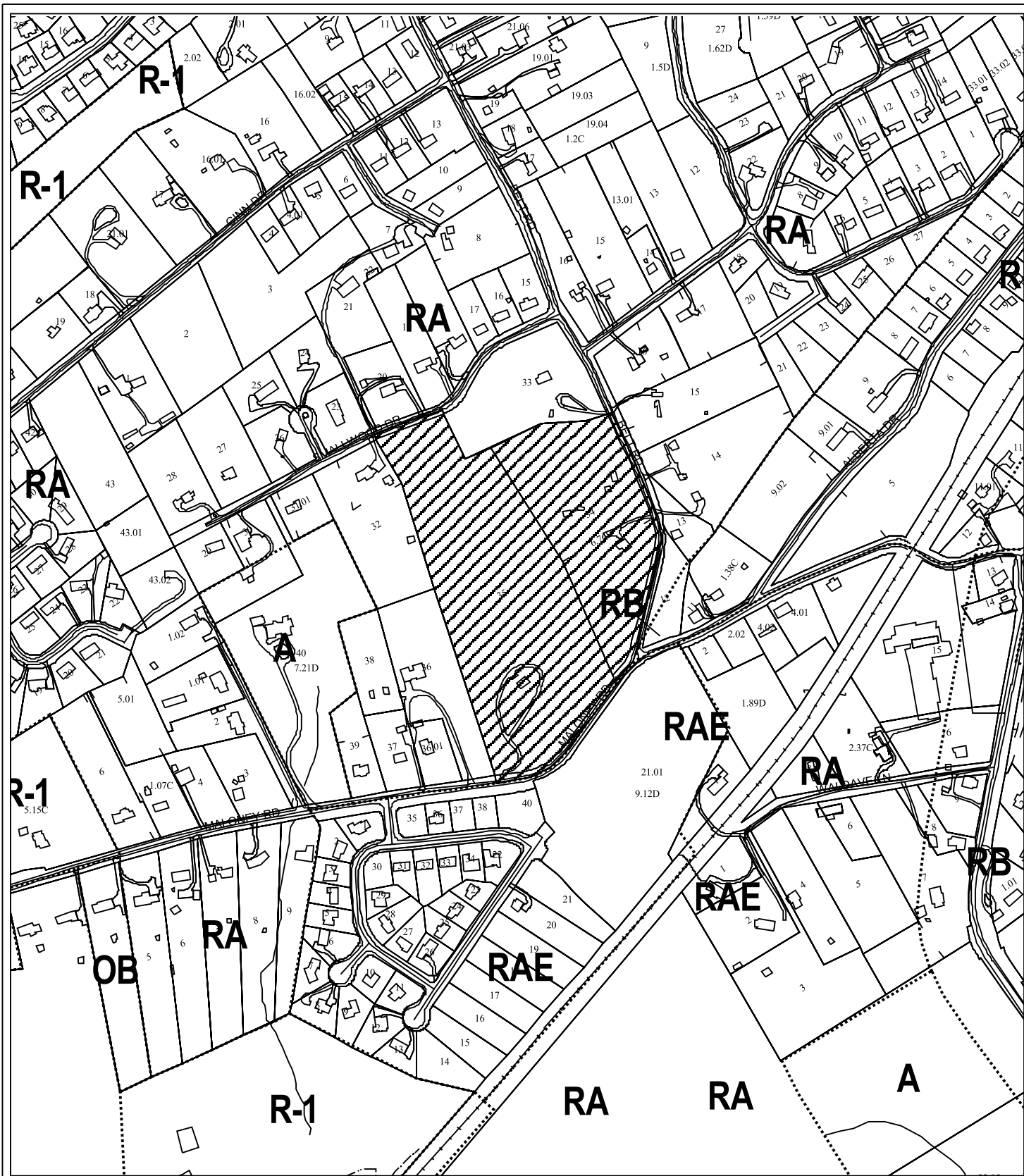
1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 60 dwelling units could be proposed on the subject property. This density would add approximately 600 vehicle trips per day to the street system and about 31 school aged children to area schools. The requested 5 du/ac would allow approximately 100 units on this site, would generate 1000 vehicle trips per day and would add approximately 51 school aged children to area schools.
3. The site has access to Maloney Rd., Belt Rd. and Smallwood Dr. Upon field review, sight distance was an issue regarding access from Maloney Rd. Site distance appears to be attainable with some minor improvements to Belt Rd. but will need to be certified when the development plan is submitted to MPC. Since Smallwood Dr. is a local dead end street, the developer of the property should understand that access to Smallwood Dr. may be prohibited.
4. Based on the attached slope analysis, about 12.43% 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, including preservation of these sensitive areas.
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. The PR zone requires a 35' peripheral building setback, which will apply along the entire periphery of the site.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for the site.
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 proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a use on review (concept plan if proposed detached units) 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 will also be required at this stage, if deemed necessary of 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-O-07-RZ  
REZONING**

Petitioner: J.K. Rymer

Map No: 135

Jurisdiction: County

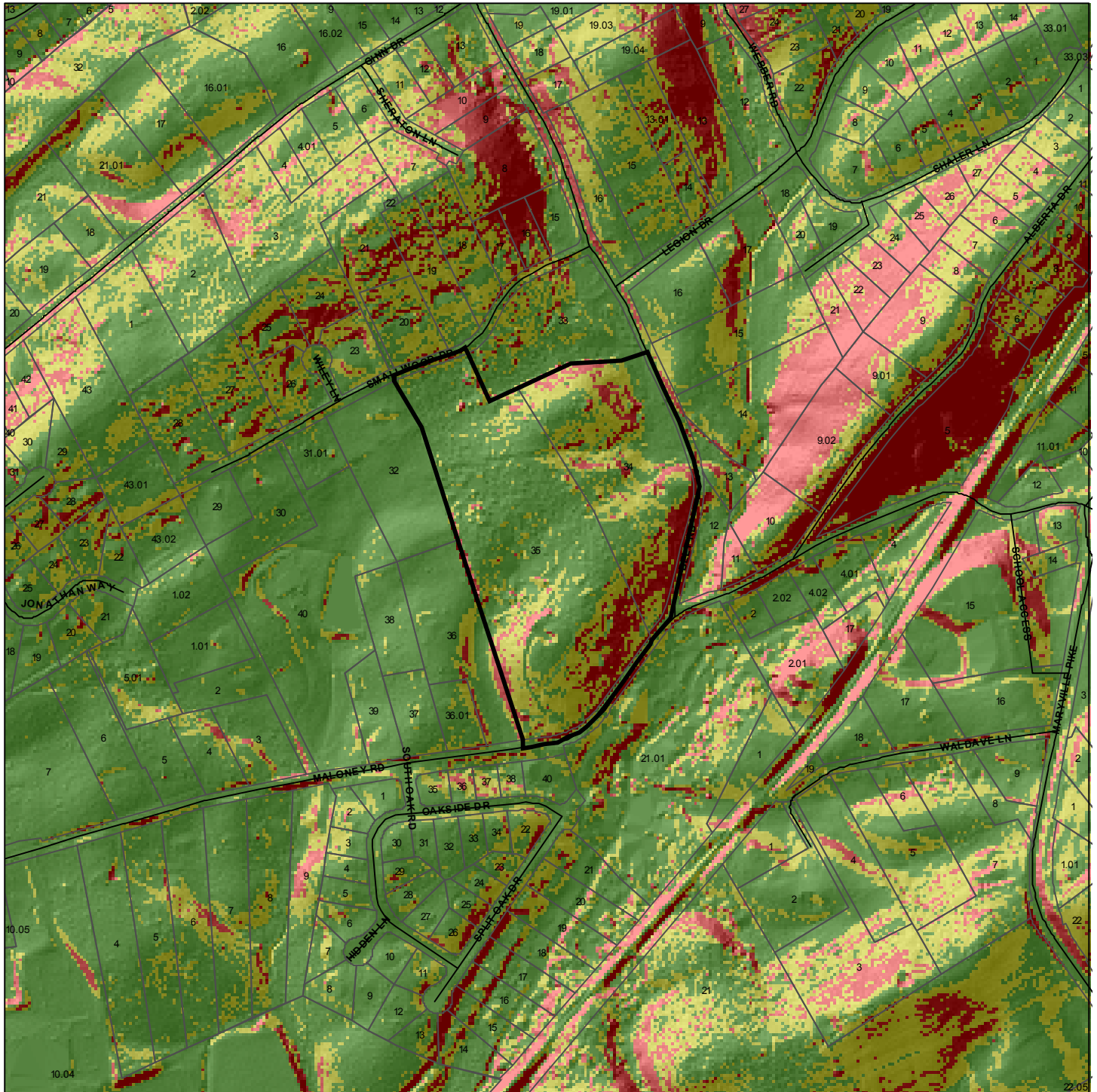
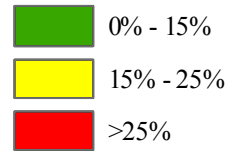


 From: RA (Low Density Residential)  
 To: PR (Planned Residential)  
 Original Print Date: 03/27/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# 4-O-07-RZ Slope Analysis

## Percent Slope



### 4-O-07-RZ REZONING

Petitioner: J.K. Rymer

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From: RA (Low Density Residential)  
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4-O-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	18187	10.4379	56.81%
15%-25%	2	9850	5.6531	30.77%
> 25%	3	3978	2.2831	12.43%
Total Acres			18.3741	100.00%