

▶ **FILE #:** 4-T-07-RZ

AGENDA ITEM #: 90

AGENDA DATE: 4/12/2007

▶ **APPLICANT:** JEFF PFEIFER

OWNER(S): JEFF PFEIFER

TAX ID NUMBER: 84 230.01 & 230.02

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side Strawberry Plains Pike, west of Perry Rd.

▶ **APPX. SIZE OF TRACT:** 43 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a two lane minor arterial street with 26' of pavement within a 50' right-of-way.

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

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

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 5

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned PR in recent years.

SURROUNDING LAND USE AND ZONING: North: Vacant / A (Agricultural)
 South: Vacant / A (Agricultural), CA (General Business) & F (Floodway)
 East: Church & Residences / A (Agricultural) & PR (Planned Residential)
 West: Agricultural Uses & Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This undeveloped site is part of the agriculturally zoned, rural residential area that is found along this section of Strawberry Plains Pike.

STAFF RECOMMENDATION:

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

PR zoning at up to 5 du/ac. is consistent with the sector plan which proposes low density residential uses for the site. Locating higher density residential uses between the existing and potential commercial uses to the west, at the intersection of Gov. John Sevier Hwy. and Strawberry Plains Pike, and lower density residential uses to the east, will help to serve as a transition between these two seemingly incompatible uses.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is compatible with, although greater than, the scale and intensity of the residential development in the area and is consistent with the sector plan proposal for the site. Other properties in the immediate area have been developed with agricultural and low density residential uses under

A and PR zoning. A rezoning request was made for a 30 acre tract to the east of the site in 2006 (10-K-06-RZ) for PR zoning up to 5 du/ac. MPC approved that request; however, the property has not been developed.

2. The proposal is appropriate due to the site's location between commercial uses to the west and low density residential uses and agricultural uses to the east.

3. The site has access to Strawberry Plains Pike, which is a minor arterial street, making it appropriate for development at the proposed density.

4. 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 215 dwelling units could be proposed on the subject property. The development would add approximately 2,150 vehicle trips per day to the street system and about 112 children under the age of 18 to the school system.

3. The adjacent property to the west is an operating cattle farm. The developer of this property may be required to establish a continuous vegetative buffer at the concept/use-on-review stage of development in order to reduce the potential negative impact on existing and future property owners.

4. If more than 75 lots are proposed on the concept / use on review plan, a traffic impact study will be required to be submitted for review.

5. The recommended zoning and density are more intense than, but compatible with, the surrounding Agricultural 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

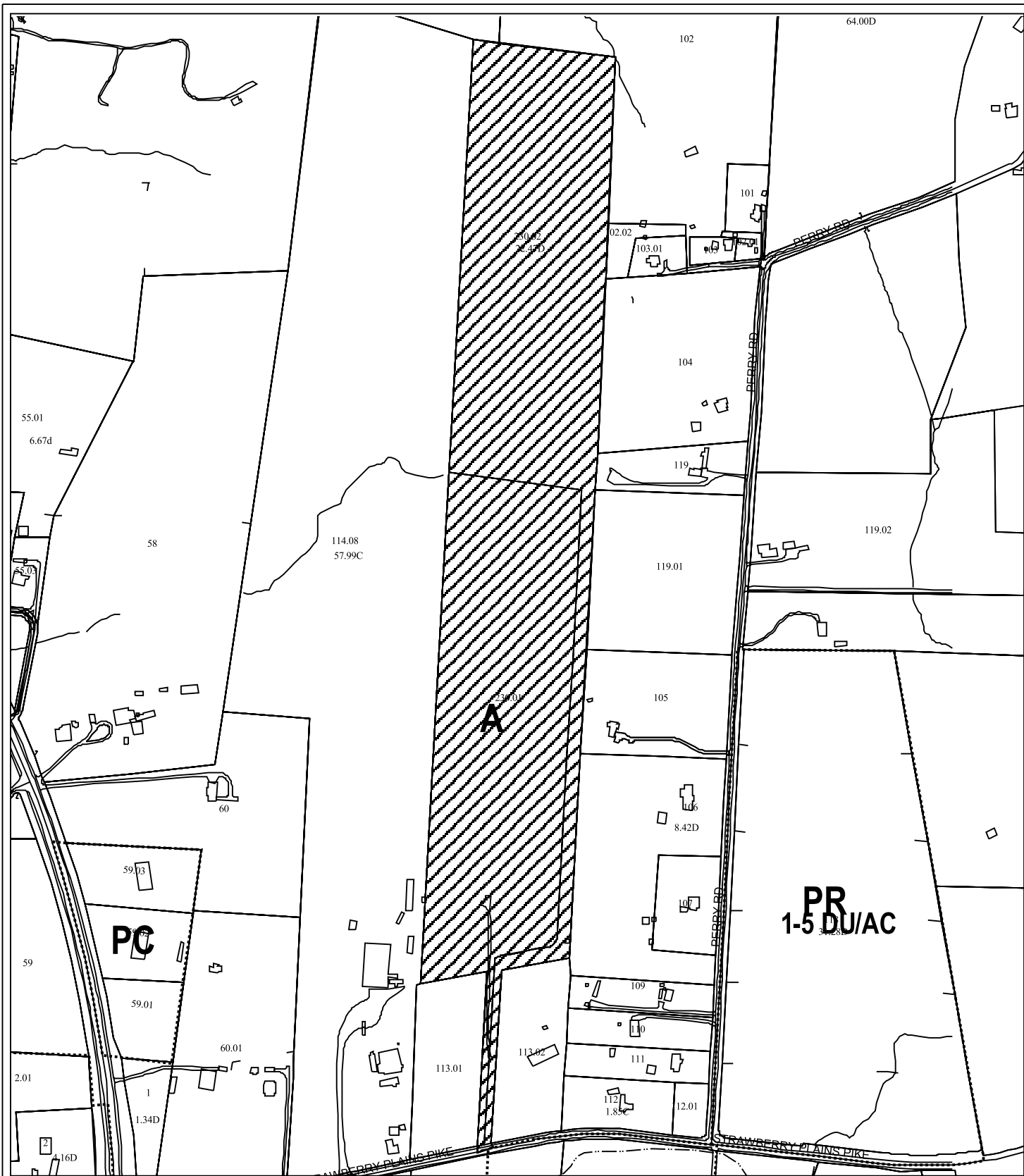
1. The East County Sector Plan proposes low density residential uses for the site..

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 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-T-07-RZ
REZONING**

Petitioner: Jeff Pfeifer

Map No: 84

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 03/20/07

Revised:

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