

▶ **FILE #:** 4-V-07-RZ

**AGENDA ITEM #:** 92

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

▶ **APPLICANT:** VICTOR JERNIGAN

OWNER(S): ELMER & ETAL JESSE

TAX ID NUMBER: 28 212

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side McCloud Rd., southeast of Hill Rd.

▶ **APPX. SIZE OF TRACT:** 26000 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via McCloud Rd., a minor collector street, with 19' of pavement within a 40' 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

▶ **PROPOSED USE:** Residential subdivision

**DENSITY PROPOSED:** 3

EXTENSION OF ZONE: Yes, property to the south is zoned PR.

HISTORY OF ZONING: None noted for this site, but property directly to the south was rezoned to PR in March of 2006.

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)  
 South: Residence / PR (Planned Residential) - Pending

East: Residences / A (Agricultural)

West: Residences / A (Agricultural) & PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This site is within a residential portion of the Halls community that has developed under A, RA, and PR zones.

**STAFF RECOMMENDATION:**

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

PR zoning at up to 3 dwellings per acre is consistent with the surrounding development pattern and the sector plan which proposes low density residential uses for this site. This parcel will be combined with 2 adjoining parcels to the south of the site that were rezoned to PR in March of 2007 (3-G-07-RZ).

**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 McCloud Rd.
2. This parcel will be combined with adjoining parcels and developed as a low density residential subdivision.
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

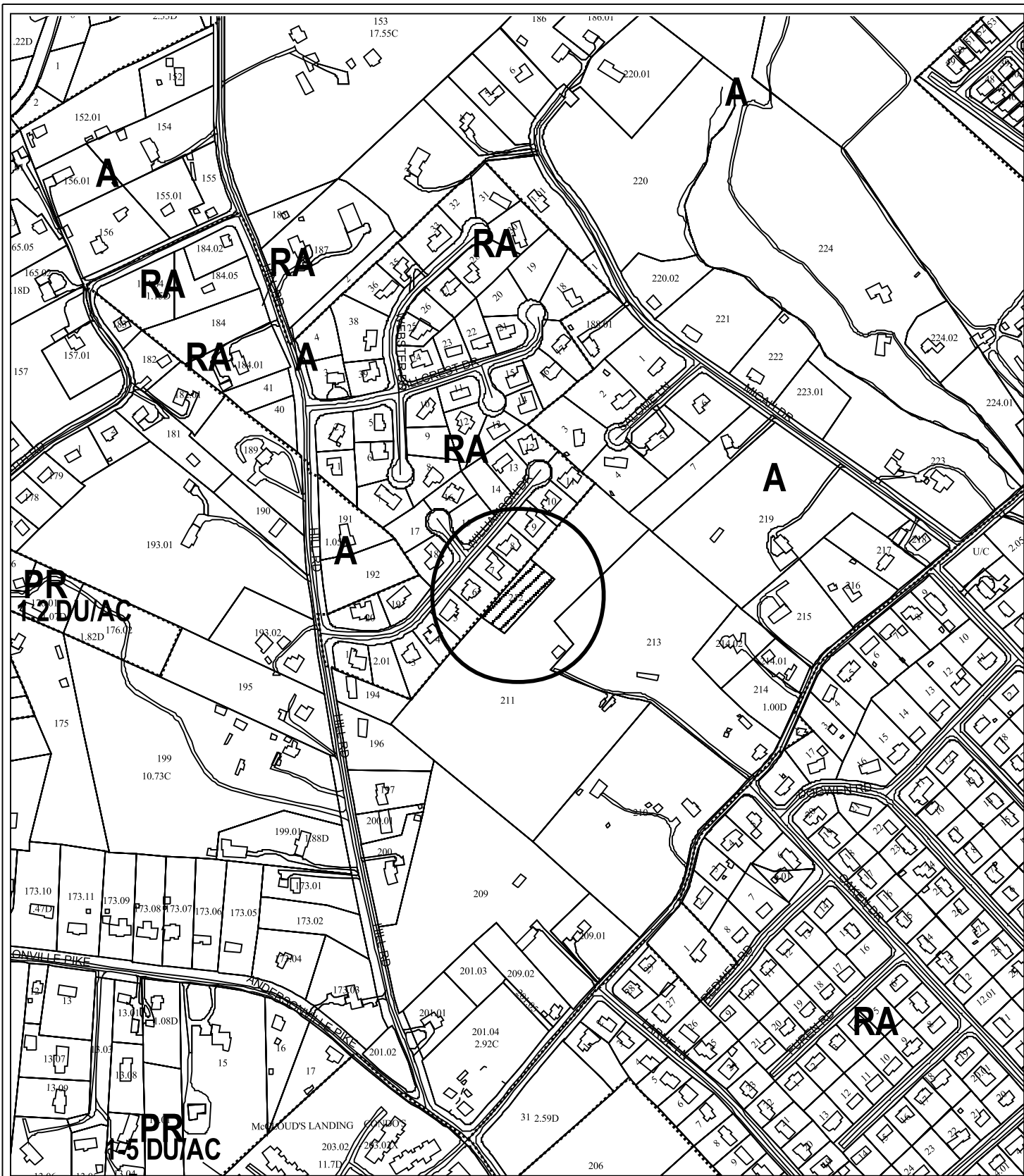
1. Public water and sewer utilities are available in the area to serve the site.
2. At the applicant's recommended density, up to 2 dwelling units could be proposed on the subject property. Once combined with the previously approved parcels (210 & 211), the development will be approximately 22 acres. At maximum development, this request will add 66 residential lots, 660 vehicle trips per day to the street system and about 44 school aged children to area schools.
3. 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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North 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-V-07-RZ  
REZONING**

Petitioner: Victor Jernigan

Map No: 28

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