

▶ **FILE #:** 2-G-07-RZ

AGENDA ITEM #: 70

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** AARRON GRAY

OWNER(S): DISNEY JOINT VENTURE

TAX ID NUMBER: 78 027

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side W. Emory Rd., southwest of Carpenter Rd.

▶ **APPX. SIZE OF TRACT:** 0.46 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial street with 23' of pavement width within 50' of right of way.

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

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Condo units

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning and density from the north and west

HISTORY OF ZONING: MPC approved PR at up to 5 du/ac on the adjacent property on 9/14/2006

SURROUNDING LAND USE AND ZONING: North: Vacant land and dwelling / PR (Planned Residential) at up to 5 du/ac

South: W. Emory Rd. - Vacant land / A (Agricultural)

East: Dwelling / A (Agricultural)

West: Vacant land / PR (Planned Residential) at up to 5 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

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

PR at the requested density is consistent with the sector plan proposal for this area and is an extension of zoning from two sides.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the requested density is compatible with surrounding development and is consistent with the sector plan proposal for the area.
2. The proposal is an extension of PR zoning from two sides and will allow the site to be incorporated with the larger PR zoned area for one development.
3. PR zoning will require MPC use on review approval of a development plan 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. It will also identify the types of residential units that may be constructed.

THE EFFECTS OF THE PROPOSAL

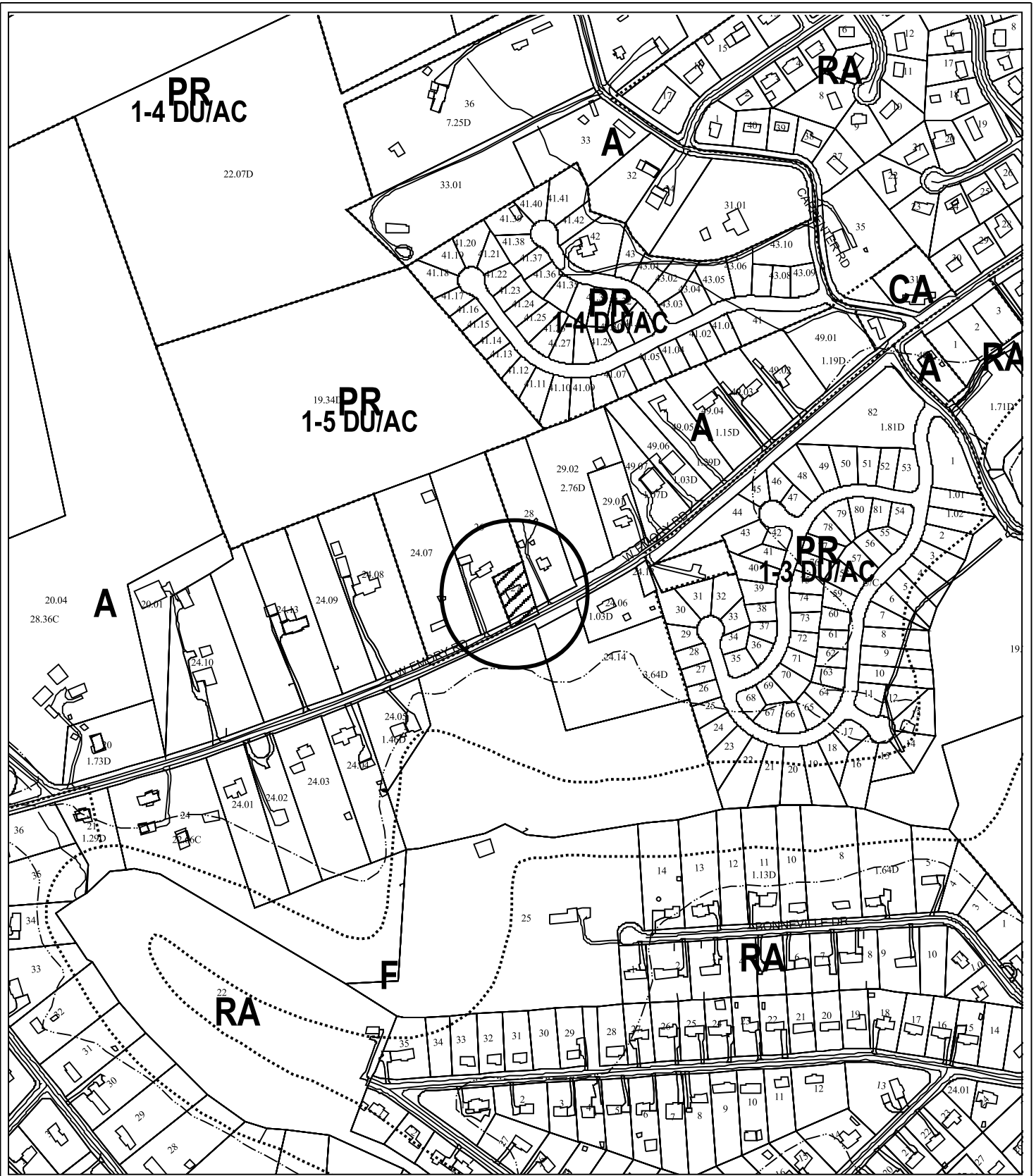
1. Public water and sewer utilities are available in the area to serve the site.
2. The requested PR zoning and density at the listed acreage would allow for a maximum of 2 additional dwelling units to be proposed for the PR site. That number of the proposed attached dwelling units would add approximately 18 vehicle trips per day to the street system and would add possibly 1 child under the age of 18 to the school system.
3. A use on review development plan for the adjacent property was approved by MPC at the October 12, 2006 meeting (10-F-06-UR). The traffic study submitted with that application identified that an east bound left turn lane at the development entrance was marginally warranted and recommended that crash experience be monitored at the entrance to anticipate the need for the turn lane. Following a review of the study, Knox County Engineering and MPC staff recommended that the applicant install the turn lane as a part of the development of the site.
4. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the PR-required use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for residential zoning, consistent with the sector plan proposal for the area.

The applicant has submitted a use on review development plan for consideration on this agenda (2-C-07-UR). The plan includes 103 attached units, which is one unit more than what was previously approved in 2006.

If approved, this item will be forwarded to Knox County Commission for action on 3/26/2007. 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.



2-G-07-RZ
REZONING

Petitioner: Aarron Gray

Map No: 78

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 01/22/07 Revised:

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

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