

▶ **FILE #:** 2-I-07-RZ

**AGENDA ITEM #:** 72

**AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** SUZANNE H. CLARK & AVERY LEON CLARK, JR.

OWNER(S): SAME

TAX ID NUMBER: 111 016

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northeast side Governor John Sevier Hwy., northwest side Old French Rd.

▶ **APPX. SIZE OF TRACT:** 69 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy., a major arterial street with 30' of pavement width within 110' of right-of-way and Old French Rd., a local street with a 15' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**DENSITY PROPOSED:** 3 du/ac.

EXTENSION OF ZONE: No, however, property to the south on the opposite side of Gov. John Sevier Hwy, was rezoned to PR (3 du/ac) in 2007.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: River and vacant property / F (Floodway) & I (Industrial)

South: Low Density Residential / A (Agriculture)

East: Low Density Residential / A (Agriculture)

West: Church / A (Agriculture)

NEIGHBORHOOD CONTEXT: This site is located along the Tennessee River in an area that has developed primarily with rural residential uses under A zoning. Property to the south, on the opposite side of Gov. John Sevier Hwy, was recently rezoned to PR.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density of up to 3 dwellings per acre.**

PR zoning at up to 3 dwellings per acre is consistent with the sector plan which proposes low density residential uses for this site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the requested density is consistent with the sector plan proposal for this site.
2. Other properties in the immediate area have been developed with low density residential uses under A

zoning. PR zoning at up to 3 du/ac is compatible with the scale and intensity of proposed residential development and zoning pattern requests along this section of E. Governor John Sevier Hwy. The Riverwalk Landing subdivision, which is approximately a half a mile to the southwest, was recently approved PR at 3 du/ac.

3. PR zoning will require MPC concept plan and 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. It will also identify the types of residential units that may be constructed.

4. According to the proposed Greenway Plan for Knox County, this section of property along the Holston River has been identified as a key greenway connection. To allow for potential public access to this section of the Holston River, the applicant may be required to preserve a riparian buffer for future greenway development at the Concept/Use-on-Review stage of development.

#### THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available in the area to serve the site. Sanitary sewer is currently not available to the site. It will have to be extended prior to development of this project.

2. The requested PR zoning and density would allow for up to 207 dwelling units and would add approximately 2,070 vehicle trips per day to the street system and approximately 52 children under the age of 18 to the school system.

3. If more than 75 lots are proposed on the concept plan/use-on-review for the entire development, a traffic impact study will be required as part of that application.

4. Development in the 100 year and 500 year floodway designations will be governed by the subdivision regulations as well as the Knox County Department of Engineering and Public Works and regulations set forth by FEMA. Such constraints may not allow development of the property at the approved density.

5. An on-site depression may require further analysis by TDEC in order to determine whether or not it is a sinkhole.

6. The impact on adjacent properties will be minimized during the required use-on-review/concept plan process.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

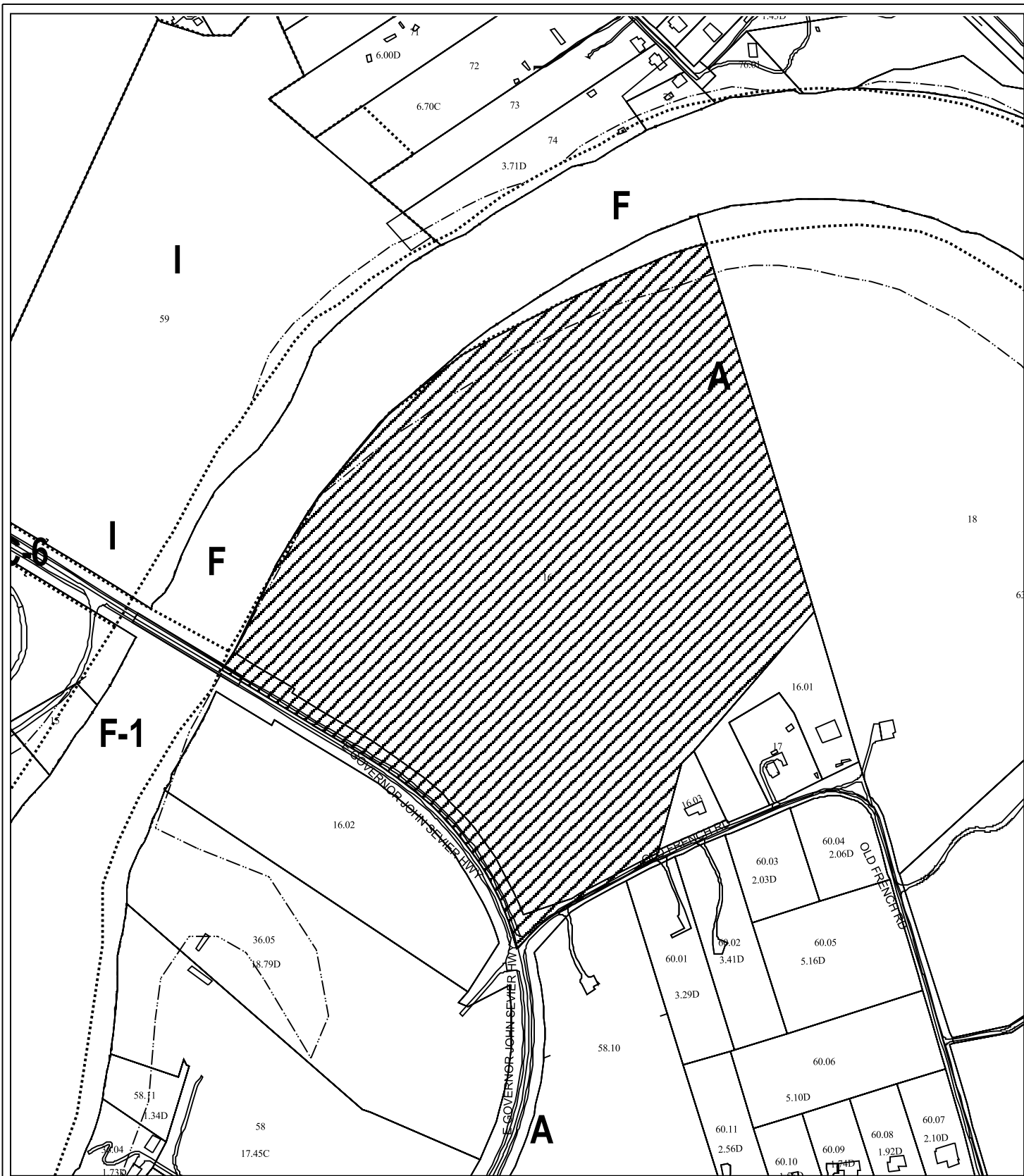
1. The South County Sector Plan proposes low density residential uses for the site.

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 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 Knoxville City Council for action on 3/13/2007 and 3/27/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the County.



**2-I-07-RZ  
REZONING**

Petitioner: Suzanne H. Clark &  
Avery Leon Clark, Jr.

Map No: 111

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