



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 2-M-07-RZ

AGENDA ITEM #: 76

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** JOHN WORLEY

OWNER(S): JOSEPH JOYCE POWELL

TAX ID NUMBER: 42 J D 014,015,016,017 AND ADJOINING EASEMENTS (MAP ON FILE)

JURISDICTION: City Commission District 8

▶ **LOCATION:** West side Shipetown Rd., south of Wyrick Rudder Dr.

▶ **APPX. SIZE OF TRACT:** 9 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Shipetown Rd., a two lane, local street with 18' to 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: KUB

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

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential housing

DENSITY PROPOSED: 3 du/ac.

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / A and CA Commercial

South: Vacant land / A Agricultural

East: Residences / A Agricultural

West: Vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This site is on the southern edge of the Shipetown residential neighborhood, which consists of older homes, many on smaller lots (1/4 to 1 acre in size), along Shipetown Rd. southeast of Rutledge Pike and northwest of Mascot. The area is zoned Agricultural, CA and RA.

STAFF RECOMMENDATION:

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

PR zoning at up to 3du/ac. is compatible with surrounding residential development and zoning. The sector plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A , CA and RA zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the property.
3. The property is accessed from Shipetown Rd., which is classified as a local street on the major road plan.

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 requested density, up to 27 dwelling units could be proposed on the subject property. The development of the proposed detached dwellings would add approximately 270 vehicle trips per day to the street system and about 16 children under the age of 18 to the school system.
3. The applicant will be expected to work with MPC and Knox County Engineering to address any traffic safety concerns with the development of and access to this site.
4. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.
5. The proposal is 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 Northeast County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
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 designated 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 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 City.

