



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

▶ **FILE #:** 12-Q-06-RZ **AGENDA ITEM #:** 61
 12-C-06-SP **AGENDA DATE:** 1/11/2007

POSTPONEMENT(S): 12/14/2006

▶ **APPLICANT:** SPRADLIN PLACE DEVELOPMENT, LLC
OWNER(S): SAME

TAX ID NUMBER: 30 08013, 08014, 08015 PART OF 08009, 08010, 08011, 08012 (MAP ON FILE.)

JURISDICTION: Commission District 8

▶ **LOCATION:** Southeast side Maloneyville Rd., southeast side Stair Dr.

▶ **TRACT INFORMATION:** 46.3 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Maloneyville Rd., a major collector street with 20' of pavement within a 50' right-of-way.

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

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) / PR (Planned Residential) @ 2 du/ac.

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential) @ 2.5 du/ac.

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 2.5 du/ac.

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: Property was rezoned to PR at up to 2 du/ac in 2001(5-C-01-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Residences and vacant land / RR/AG / A Agricultural
 South: Residences and vacant land / RR/AG / PR Residential
 East: Residences and vacant land / RR/AG / A Agricultural
 West: Residences / RR/AG / A Agricultural

NEIGHBORHOOD CONTEXT: This developing site is in a rural residential area that has experienced some recent low density residential development under PR zoning.

STAFF RECOMMENDATION:

▶ **DENY LDR (Low Density Residential) designation for this site**

An LDR designation of this site would introduce low density residential into the middle of a rural residential

designated area that does not recognize the adjacent PR zoned subdivision development. The subject property may be developed under it's current PR zoning at two units per acre in a similar manner to the surrounding residential development and leave the steep portion of the site vacant. The sector plan proposes this site, and the entire area, including the adjacent PR zoned subdivision, for rural residential and slope protection.

► **DENY PR (Planned Residential) zoning at 2.5 du/ac.**

The rezoning to PR at 2 du/ac in 2001 is the maximum permitted density that should be considered for this site for rural residential areas shown on the Growth Policy Plan without an LDR designation.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A and RA zoning.
2. PR zoning at 2 du/ac is compatible with the scale and intensity of the adjacent existing residential development and zoning pattern.
3. PR zoning requires 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

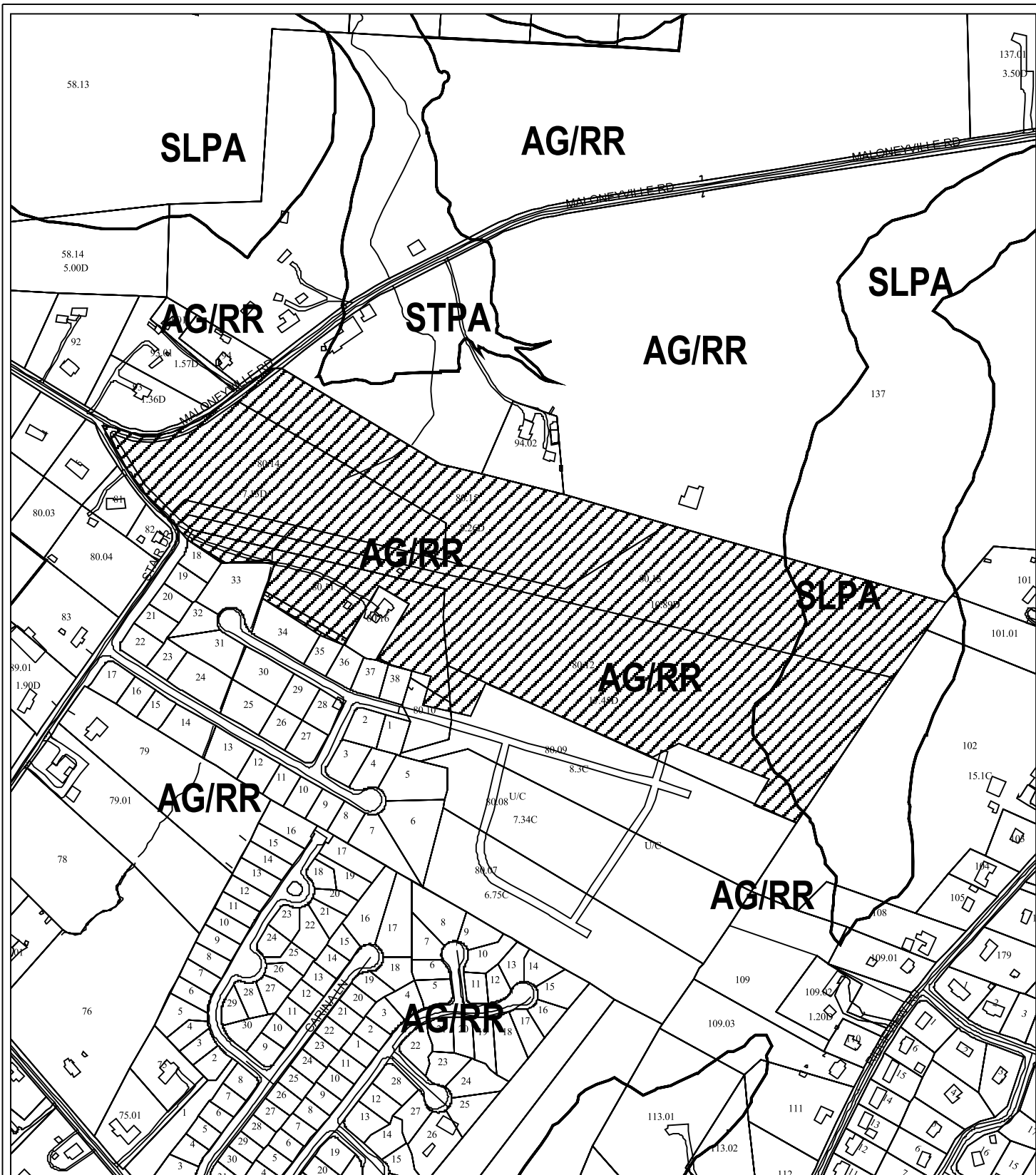
1. Public water and sewer utilities are in place to serve the site. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
2. The staff recommendation would permit a maximum of 92 units on the site while the applicant is seeking approval of a density that would allow 115 lots. The development of either 92 or 115 lots would add approximately 920 or 1150 vehicle trips per day to the area street system and about 52 or 65 children under the age of 18 to the school system. The traffic engineer's assessment is that Maloneyville Rd and Tazewell Pike can accommodate the projected increase in traffic from this development. (See attached letter.)
3. The PR zoning at 2 dwellings per acre is compatible with the adjacent PR zoned single family subdivision and other residential development in the area. The impact on adjacent properties will be minimized during the use on review/concept plan process.
4. According to the KGIS topography map and analysis attached, areas of the site have 25 percent slope . PR zoning is the best zone for the development of the site since it will allow public review through the use on review development plan approval process. The established density of 2 dwellings per acre is consistent with the site's slope constraints

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes rural residential uses and slope protection for the site. However, approval of the sector plan to low density residential use for this site will allow the requested 2.5 density of development to occur.
2. The site is located within the Rural Residential Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. This LDR designation and increase in density will not comply with the extension of low density area requirement since the site is surrounded by the rural designation.
3. Approval of this applicant's request may generate similar requests in this area for PR zoning at up to 3 units per acre on properties which are proposed for rural 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 2/26/2007. 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.



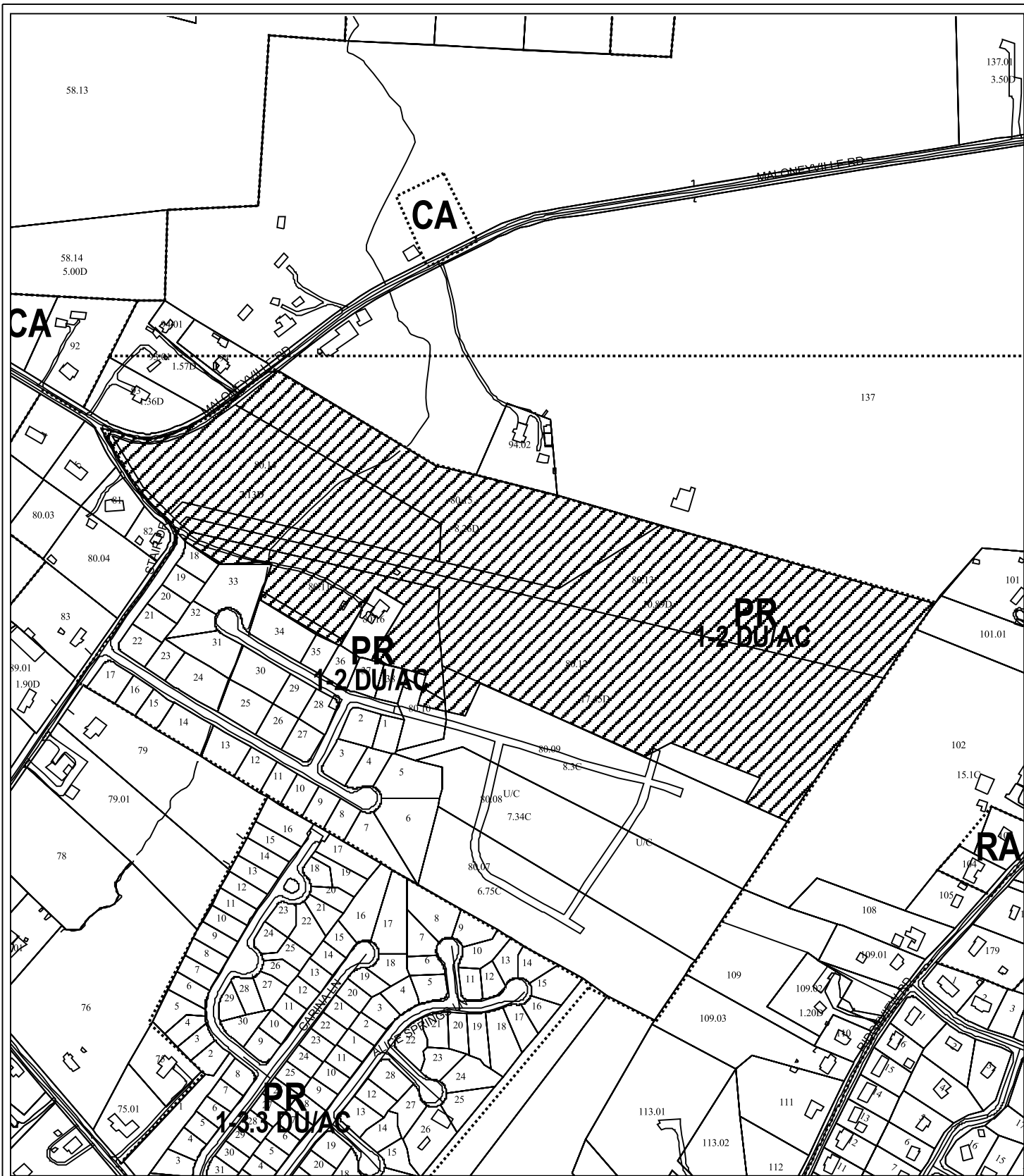
**12-C-06-SP/12-O-06-RZ
SECTOR PLAN AMENDMENT
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Spradlin Place
Development, LLC
Map No: 30
Jurisdiction: County



 From: A/RR (Agricultural/Rural Residential)
To: LDR (Low Density Residential)

Original Print Date: 12/07/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**12-Q-06-RZ
REZONING**

Petitioner: Spradlin Place
Development, LLC
Map No: 30
Jurisdiction: County



From: PR (Planned Residential) @ 2 du/ac.
To: PR (Planned Residential) @ 2.5 du/ac

Original Print Date: 12/07/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

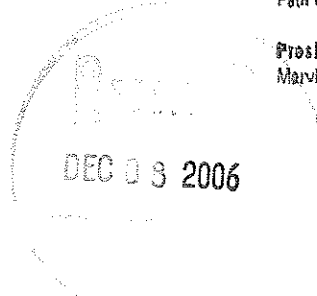


Item # 78



Commissioners
Jim Hill
William Poston
Paul Conum

President/CEO
Marvin L. Hammond



December 8, 2006

RE: Christian Springs Subdivision Future Lots

12-C-06-SP/12-Q-06-RZ

To Whom It May Concern:

Sewer is available in the existing lots of the subdivision and may be connected to the future lots. The developer will have to pay for all costs to extend and serve the future lots with sewer and also install the subdivision sewer infrastructure. The developer will have to have the engineers verify that the existing sewer lines and lift station can handle the flow from the future lots.

If we can be of further service to you on this subject, please let us know.

Sincerely,

Darren Cardwell
Vice President/Chief Operating Officer