

▶ **FILE #:** 5-H-07-RZ

AGENDA ITEM #: 77

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** **PRESTON A. FORD**
 OWNER(S): DONNA JEAN RAYFIELD
 FUAD & PATRICIA DIHU
 PAUL EUGENE SIMPSON, SR.

TAX ID NUMBER: 155 025,02501&02502

JURISDICTION: County Commission District 4

▶ **LOCATION:** **Southeast side Keller Bend Rd., southwest of Tedford Ln.**

▶ **APPX. SIZE OF TRACT:** **11.03 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Keller Bend Rd., a local street with 20-21' of pavement width within 50' of right of way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

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

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

▶ **EXISTING LAND USE:** **Residences**

▶ **PROPOSED USE:** **Detached residential development**

DENSITY PROPOSED: **3 du/ac**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwellings / A (Agricultural)

South: Dwellings / A (Agricultural)

East: Dwellings / A (Agricultural)

West: Keller Bend Rd. - Dwellings / A (Agricultural)

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

STAFF RECOMMENDATION:

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

PR zoning at the recommended density is consistent with the sector plan, meets Growth Policy Plan requirements and requires development plan review and approval by MPC.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The site does not have slope constraints, is located on a street with 20' of pavement width and sufficient sight distance, has utilities in place, and is located about two-thirds of a mile south of S. Northshore Dr., a major arterial street.

2. The recommended zoning and density of 3 du/ac is consistent with the current sector plan and meets Growth Policy Plan requirements for approval of up to 3 du/ac in the Rural Area.
3. PR zoning requires use on review development approval from MPC, which is preferable to the current A zoning, which requires no such approval.
4. Other properties in the area are developed with agricultural, rural and some low density residential uses under A and PR zoning.

THE EFFECTS OF THE PROPOSAL

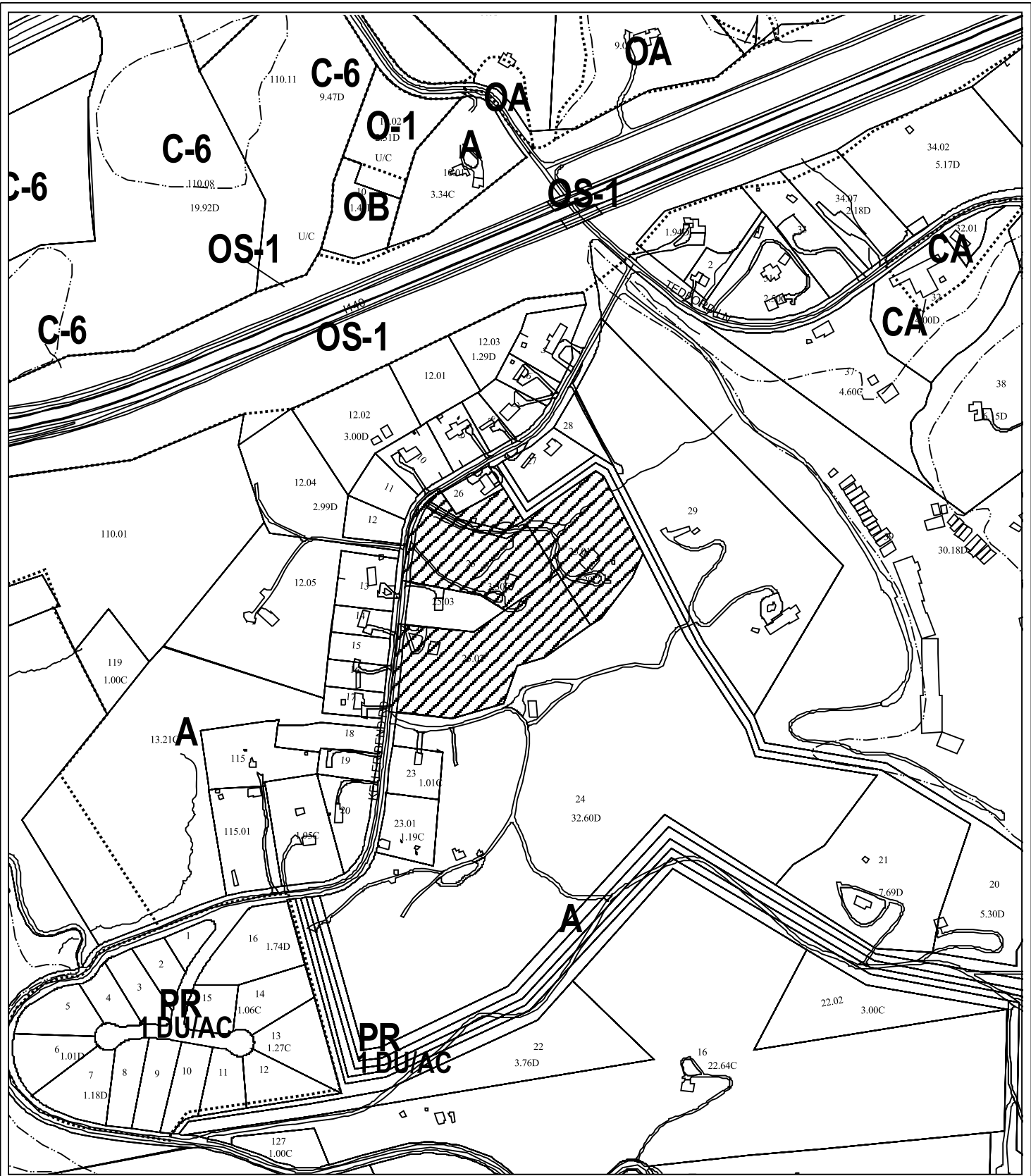
1. The applicant has provided the attached letter from First Knox Utility District that indicates that water and sanitary sewer service may be provided to the site.
2. The requested density of 3 du/ac would allow for a maximum of 33 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 330 vehicle trips per day to the street system and would add approximately 21 new school age children to the school system.
3. Adequate sight distance appears to be available on Keller Bend Rd. but will need to be certified on the development plans. Keller Bend Rd., leading back to the Planned Growth Area to the north has at least 20' of pavement width, sufficient for this size development, meeting the Growth Policy Plan requirements for traffic analysis.
4. The recommendation 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 Southwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the recommended density of 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The request meets all Growth Policy Plan requirements for approval of PR at up to 3 du/ac, because the site is contiguous with the Planned Growth Area, located to the northwest, on the opposite side of Keller Bend Rd.
3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, consistent with the LDR proposal on other properties in the area.

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 6/25/2007. 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.



**5-H-07-RZ
REZONING**

Petitioner: Preston A. Ford
 Map No: 155
 Jurisdiction: County

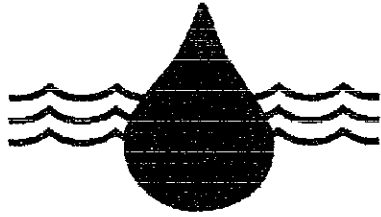


From: A (Agricultural)
 To: PR (Planned Residential)

Original Print Date: 04/25/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



P.O. Box 22580
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Phone (865) 966-9741
FAX (865) 675-4955



FIRST UTILITY DISTRICT
of Knox County

Water & Sewer Services
Member
American Water Works Association
Water Environment Federation

April 13, 2007

5-H-07-RZ

Preston A. Ford
1108 Greywood Drive
Knoxville, TN 37923

Re: Parcels 155025, 15502501, 15502502
Keller Bend Road

Dear Mr. Ford:

Pursuant to our telephone conversation of April 12, 2007 this letter is to confirm that a 12" water line and a 6" sewer force main lie along the North and South rights of way respectively of Keller Bend Road, adjacent to the above referenced properties.

These lines are available for use by the proposed development, and are adequate for the proposed maximum of 33 proposed lots. All sewer service in the proposed development will be by way of Environment One grinder pumps.

I have enclosed a copy of our map showing relative location of the lines in question. We trust this is the information you desire.

Sincerely,

Robert A. Burnett
Engineering & Construction

