

▶ **FILE #:** 5-I-07-RZ

**AGENDA ITEM #:** 78

**AGENDA DATE:** 5/10/2007

▶ **APPLICANT:** MESANA INVESTMENTS

OWNER(S): WILLIAM HUGH PRATER

TAX ID NUMBER: 162 057 126 ACRES OUTSIDE FLOODWAY ZONE

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northwest side S. Northshore Dr., northwest of Possum Valley Ln.

▶ **APPX. SIZE OF TRACT:** 162 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr, a two lane, minor arterial street with 20' of pavement within a 50' right-of-way.

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

▶ **PRESENT ZONING:** A (Agricultural) and F (Floodway)

▶ **ZONING REQUESTED:** PR (Planned Residential) and F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to PR for residential subdivision development in recent years.

SURROUNDING LAND USE AND ZONING: North: Fort Loudoun Lake / STPA/ F Floodway  
 South: Residences / LDR/ PR Residential  
 East: Lake and vacant land / LDR/STPA/ F and A Agricultural  
 West: Lake / STPA / F Floodway

NEIGHBORHOOD CONTEXT: This site is within a residential development area that is developing under PR and Agricultural zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) and F (Floodway) zoning.  
 APPROVE a density up to 3 du/ac. (Applicant requested 4 du/ac.)**

Placing PR zoning at up to 3 du/ac. on the 117 to 126 acres of this 162 acre site that is outside the floodway, is consistent with surrounding zoning and development. The sector plan proposes low density residential use and stream protection for this site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding residential development and is consistent with the sector plan proposal for the site. The adjoining residential subdivision, 'Montgomery Cove' to the southwest, is zoned and developed at less than 3 du/ac.

2. The recommended lesser density reduces the impact on surrounding land uses, allowing for a more compatible development.
3. 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

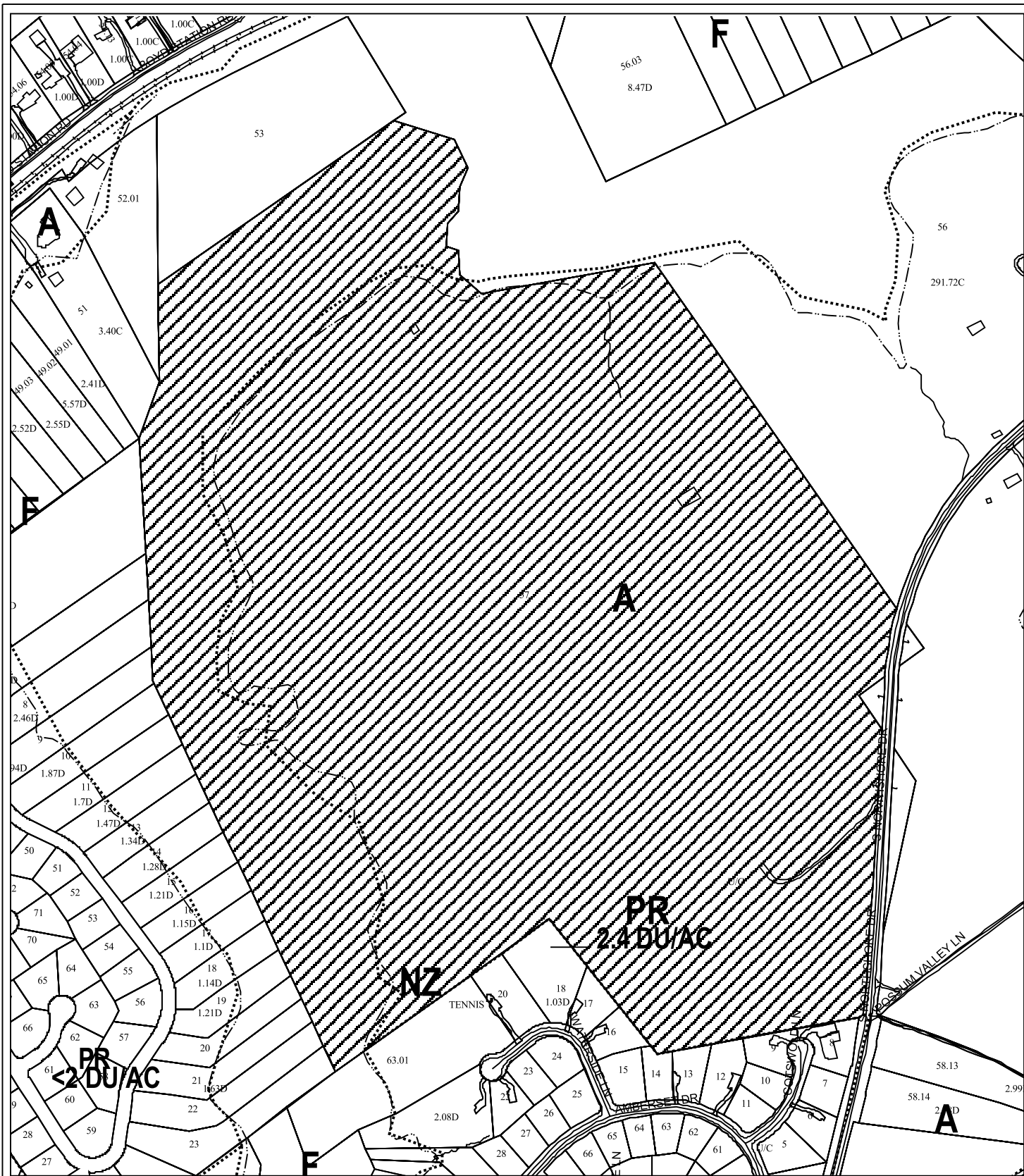
1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 380 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 3800 vehicle trips per day to the street system and about 204 children under the age of 18 to the school system. At the applicant's requested density, up to 506 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 5060 vehicle trips per day to the street system and about 273 children under the age of 18 to the school system. Only the property outside the floodway and zoned PR can be calculated for density.
3. A traffic impact study will be required as part of the concept plan/use on review process. The applicant will be expected to work with MPC and County Engineering staff to address any potential traffic conflicts or safety issues during the concept plan/use on review process.
4. The recommended zoning and density 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 for the site, consistent with the recommendation.
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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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-I-07-RZ  
REZONING**

Petitioner: Mesana Investments

Map No: 162

Jurisdiction: County



From: A (Agricultural) and F (Floodway)

To: PR (Planned Residential) and F (Floodway)

Original Print Date: 04/25/07

Revised:

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

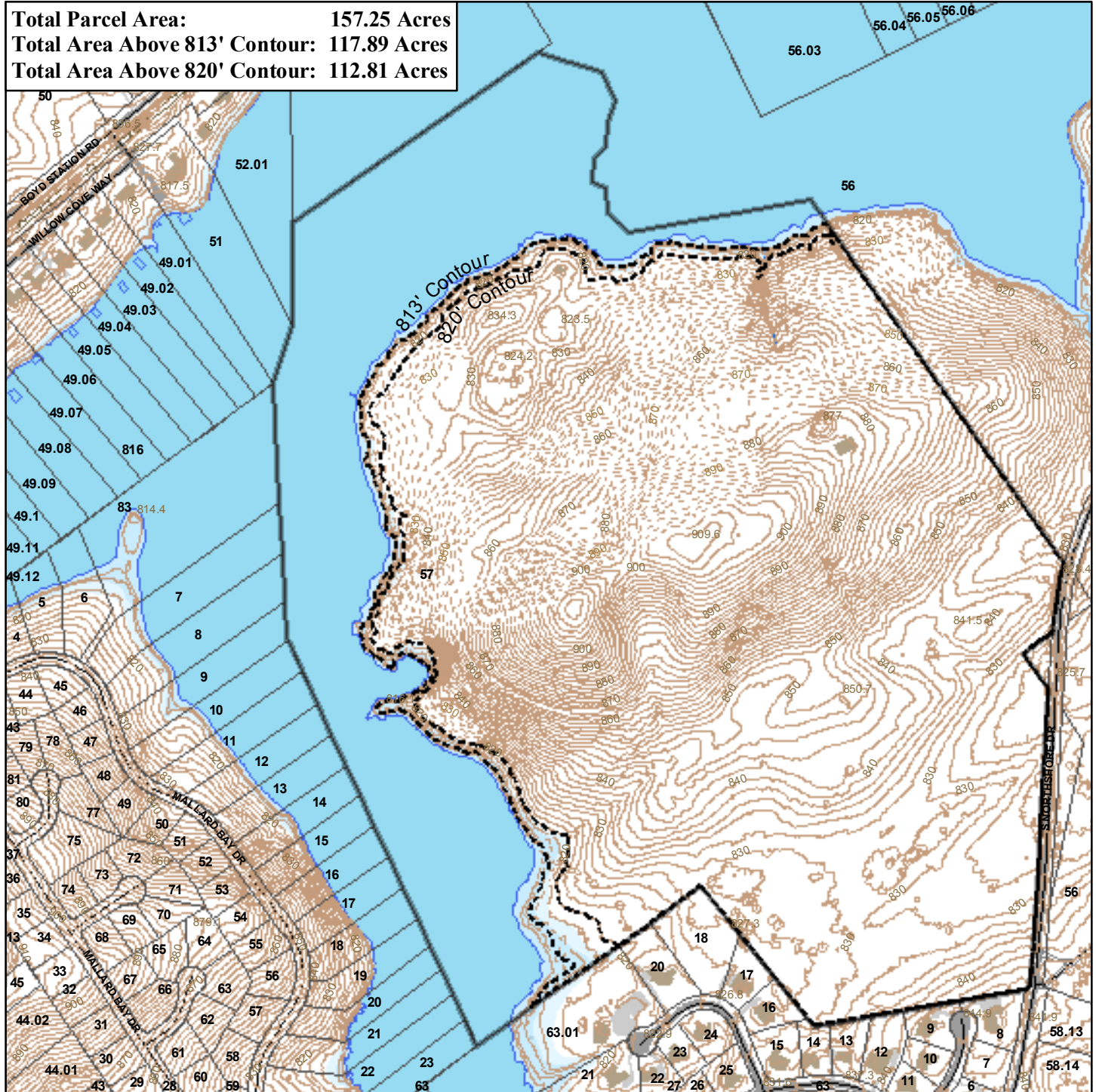


# 5-I-07-RZ Flood Analysis

## Legend

- 100 Year Flood Plain
- 500 Year Flood Plain

**Total Parcel Area:** 157.25 Acres  
**Total Area Above 813' Contour:** 117.89 Acres  
**Total Area Above 820' Contour:** 112.81 Acres



## 5-I-07-RZ REZONING

Petitioner: Mesana Investments

Map No: 162

Jurisdiction: County

From: A (Agricultural) & F (Flood)  
 To: PR (Planned Residential) & F (Flood)

Original Print Date: 4/30/2007 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

