



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

▶ **FILE #:** 5-P-07-RZ
5-B-07-SP

AGENDA ITEM #: 85
AGENDA DATE: 5/10/2007

▶ **APPLICANT:** M.A. SCHUBERT, JR.
OWNER(S): SAME

TAX ID NUMBER: 50 171,174,178
JURISDICTION: Commission District 8

▶ **LOCATION:** Northwest side Babelay Rd., east side Harris Rd.

▶ **TRACT INFORMATION:** 106 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Babelay Rd., a minor collector street with 20' of pavement, and Harris Rd., a minor arterial street with 18' of pavement and each within 40' rights of way.

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

▶ **PRESENT PLAN DESIGNATION/ZONING:** Rural Residential / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** Low Density Residential / PR (Planned Residential)

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

▶ **PROPOSED USE:** Single family subdivision

DENSITY PROPOSED: 3 du/ac.

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, from the west across Harris Rd.

HISTORY OF ZONING REQUESTS: LDR and PR zoning were denied for this site in 2005. (4-B-05-SP/4-G-05-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Residential subdivision and vacant land / AG/RR / A Agricultural
South:	Residences and vacant land AG/RR / A Agricultural
East:	Residences and vacant land / AG/RR / A Agricultural
West:	Residences and vacant land A/RR and LDR / A and RB Residential

NEIGHBORHOOD CONTEXT: This site is in a rural residential area that has had limited development under Agricultural zoning and has seen some recent urban residential development under PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE LDR (Low Density Residential) designation**

Low density residential use on this site would be consistent with the low density residential development

proposed for the west side of Harris Rd and compatible with established residential uses found in the area, although they are more intensively developed.

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

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, and RB zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern . Other properties zoned PR along Harris Rd. to the southwest are being developed at up to 3 du/ac.
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

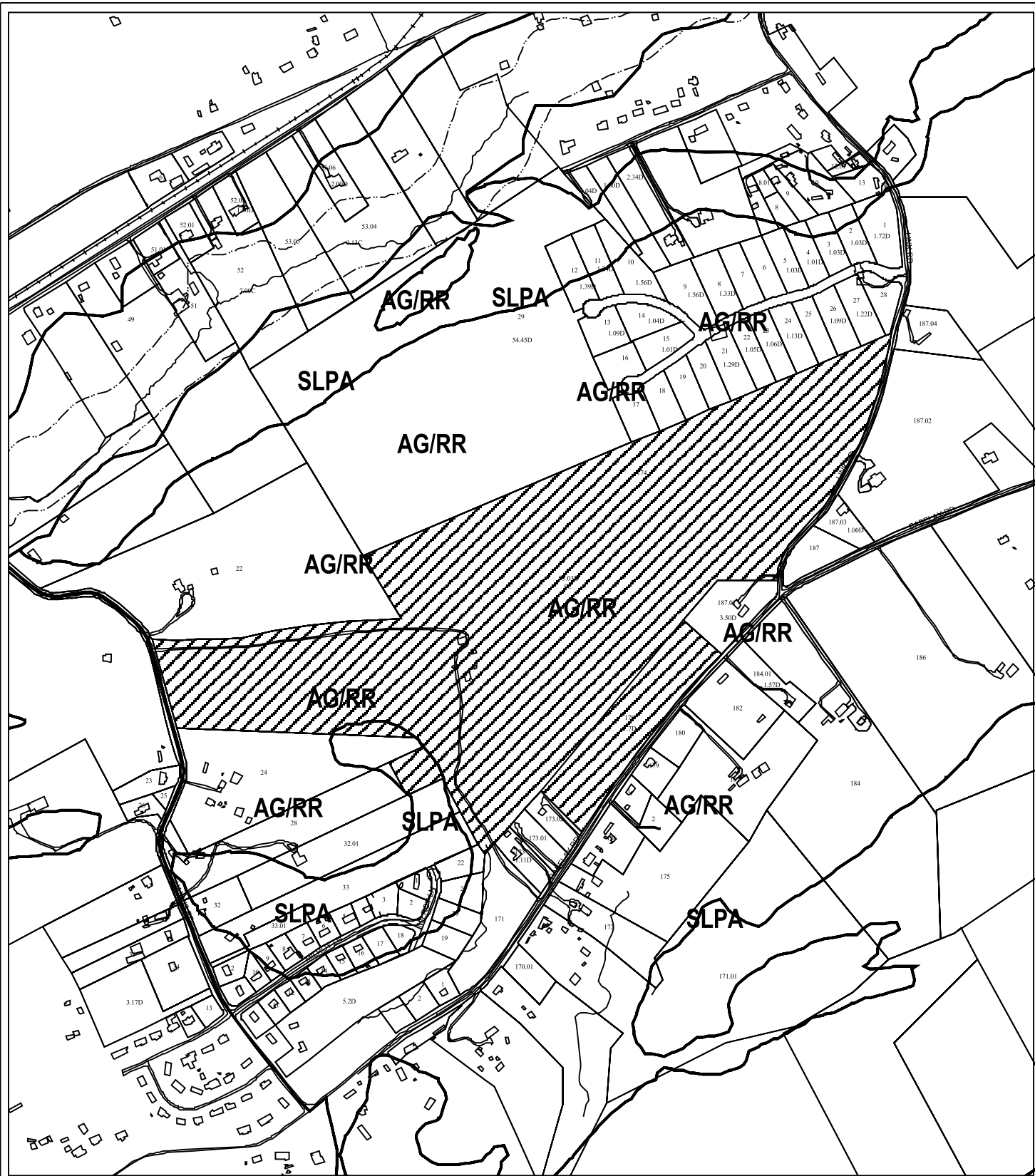
1. Public water and sewer utilities are available in the area to serve the site. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
2. The applicant's proposal for the site is the same as presented in 2005 and the traffic engineering firm letter identifying the impacts of that development has been resubmitted. The letter states the development will consist of 262 dwelling units built out over 7 years. The development of single family detached dwellings would add approximately 2,520 vehicle trips per day to the street system and about 153 children under the age of 18 to the school system. The traffic engineer's assessment is that the present streets, although not ideal, can reasonably accommodate the projected increase in traffic from this development. (See attached letter.)
3. 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 rural residential uses and slope protection for the site with low density residential use to the west across Harris Rd.. Approval of the sector plan amendment to request low density residential use for this site will be an extension of LDR from the west and will allow a higher density of development to occur on this site.
2. The site is located within the Rural Residential Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Urban Growth is located across Harris Rd. to the west of the site
3. This request may generate similar requests for PR zoning in this area in the future 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 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-B-07-SP/5-P-07-RZ
SECTOR PLAN AMENDMENT
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: M.A. Schubert, Jr.

Map No: 50

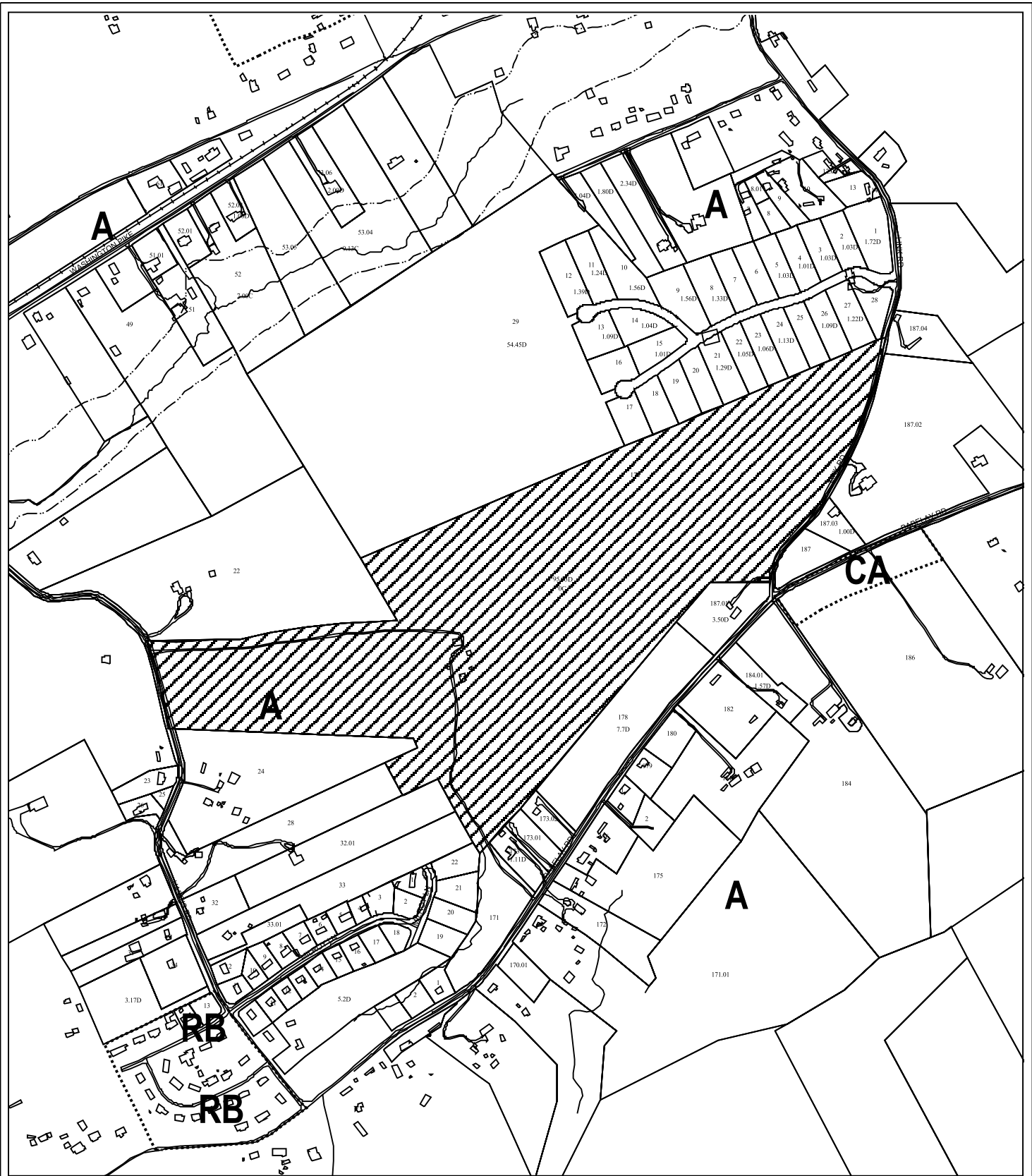
Jurisdiction: County

 From: Rural Residential
To: Low Density Residential

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



Agenda Item # 85



**5-P-07-RZ
REZONING**

Petitioner: M.A. Schubert, Jr.

Map No: 50

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

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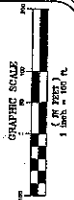
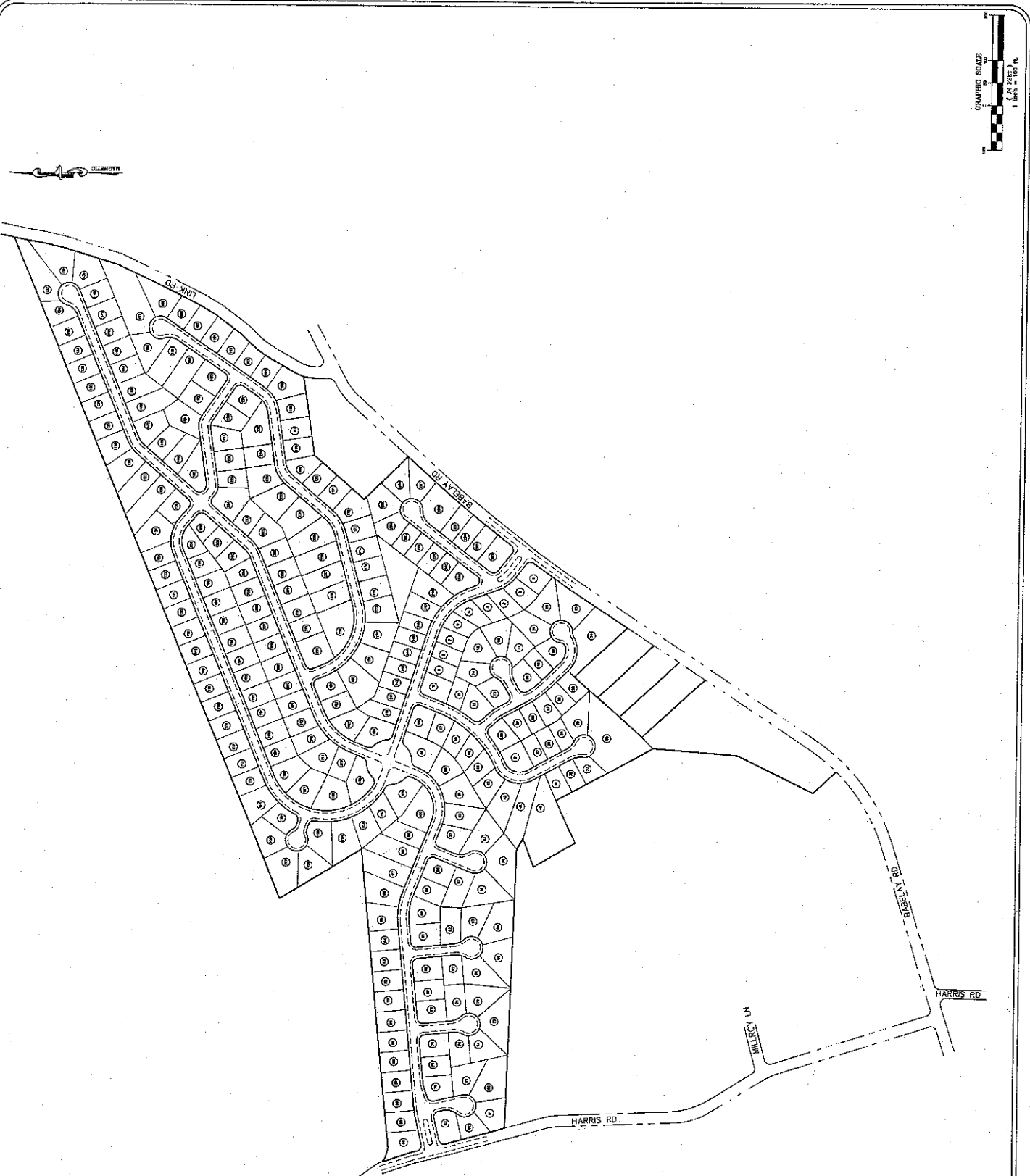
MPC May 10, 2007

REV	DATE

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 KNOXVILLE, TENNESSEE 37922
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PRELIMINARY PLAN
 SAVOY PARK

DATE	
BY	
CHECKED	
DATE	
PROJECT	
SHEET	
TOTAL SHEETS	
JOB NUMBER	4580



S-P-07-2Z
 S-B-07-SP

MPC May 10, 2007

Agency Item # 85

PROPERTY DATA:
 CLOSED PARCELS 171 & 174
 PARCEL 171 3.2 ACRES
 PARCEL 174 153.8 ACRES

PROJECT OWNER:
 ADDRESS:
 CITY/ST:
 PHONE: