

▶ **FILE #:** 9-G-07-RZ

**AGENDA ITEM #:** 73

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** J.K. RYMER HOMES

OWNER(S): MARTIN RUTH P

TAX ID NUMBER: 135 B B PART OF 033 MAP ON FILE AT MPC

JURISDICTION: County Commission District 9

▶ **LOCATION:** Southwest side Belt Rd., southeast side Smallwood Dr.

▶ **APPX. SIZE OF TRACT:** 0.7 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Smallwood Rd., a local street with 13' to 15' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential

**DENSITY PROPOSED:** 3 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Adjacent property was rezoned to PR at 3 du/ac. in April 2007. (4-O-07-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences / RA Residential

South: Vacant land / PR Residential

East: Residence / RA Residential

West: Vacant land / PR Residential

NEIGHBORHOOD CONTEXT: This site is part of a residential neighborhood that has developed under RA, RAE, RB and PR zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning**  
**APPROVE a density up to 3 dwelling units per acre**

This site will be included with the adjoining property that was recently zoned PR and will become part of that residential development. PR zoning at up to 3 dwellings per acre is consistent with surrounding development. The sector plan proposes low density residential uses for this site. Staff recommendation is consistent with the character of the existing development surrounding the site, which is primarily detached residential dwellings developed on large lots under RA, A and RAE zoning.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at up to 3 du/ac is compatible with the recent rezoning of the adjacent property and the scale

and intensity of the existing and proposed residential development pattern along Maloney Rd. and Belt Rd. Development density on adjacent lots ranges from 1 to 2 du/ac. The 3 du/ac. Density takes into account the lower developed density of surrounding properties.

2. PR zoning will require MPC use on review reapproval of site plans prior to this property being added to the adjacent development. 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. The adjacent development approval was for 36 attached dwelling units and is intended to incorporate the subject property.
3. The site has access to Smallwood Dr. However, the larger site is accessed by Maloney Rd., and Belt Rd. also.
4. The recommended zoning and density are compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The PR zone requires a 35' peripheral building setback, which will apply along the entire periphery of the site.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

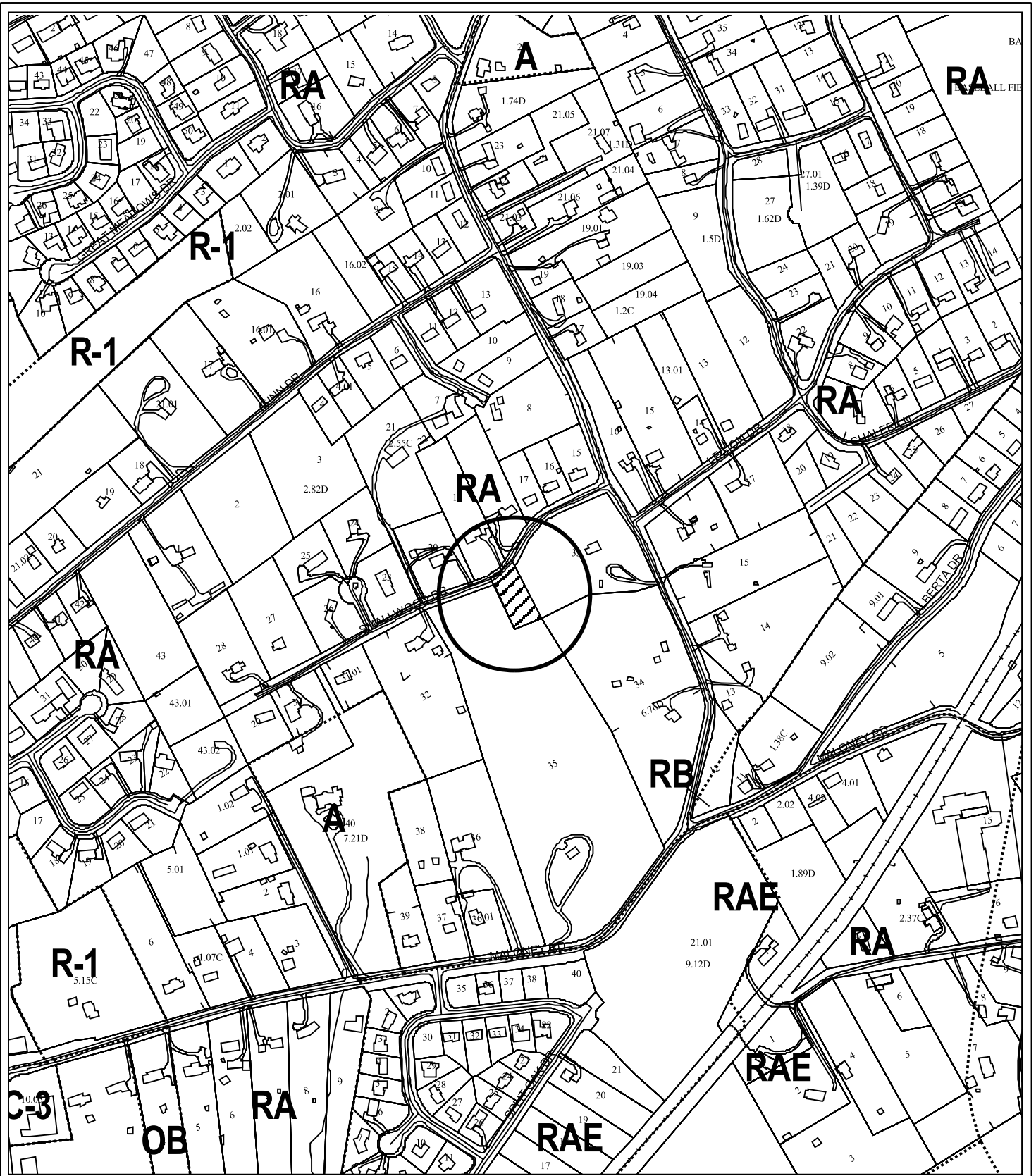
1. The South County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a use on review (concept plan if proposed detached units) 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 will also be required at this stage, if deemed necessary of Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/22/2007. 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.




**9-G-07-RZ  
REZONING**

Petitioner: J.K. Rymer Homes

Map No: 135

Jurisdiction: County

 From: RA (Low Density Residential)  
To: PR (Planned Residential)

Original Print Date: 09/06/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

