

▶ **FILE #:** 6-A-14-RZ

AGENDA ITEM #: 36

AGENDA DATE: 6/12/2014

▶ **APPLICANT:** SOUTHLAND GROUP, INC.

OWNER(S): Southland Group, Inc. - Jim Hill

TAX ID NUMBER: 67 00702

JURISDICTION: County Commission District 6

STREET ADDRESS: 3917 W Emory Rd

▶ **LOCATION:** Northwest side W. Emory Rd., northeast side Callow Cove Ln.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial street with 23' of pavement width within 55-65' of right-of-way, or Callow Cove Ln., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR from three sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant lot / PR (Planned Residential) at 5 du/ac

South: W. Emory Rd. - House / A (Agricultural)

East: Residential subdivision / PR (Planned Residential)

West: Callow Cove Ln. - Houses / PR (Planned Residential) at 5 du/ac

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.**

PR at the recommended density is a logical extension of zoning from three sides, is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The site is surrounded by several other PR zoned tracts in the area, developed with low density residential uses.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. PR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed PR zoning is consistent with the Northwest County Sector Plan proposal for the site.
3. PR zoning at the same density is already in place on three sides of the subject property. This proposal is an extension of that zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant intends to subdivide the subject property and the vacant lot to the north, which they also own, into 5 lots for detached houses (one of which will be for the existing house), consistent with surrounding development.
2. The impact to the street system will be minimal.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available to serve the site.
5. No other area of the County will be impacted by this rezoning request.

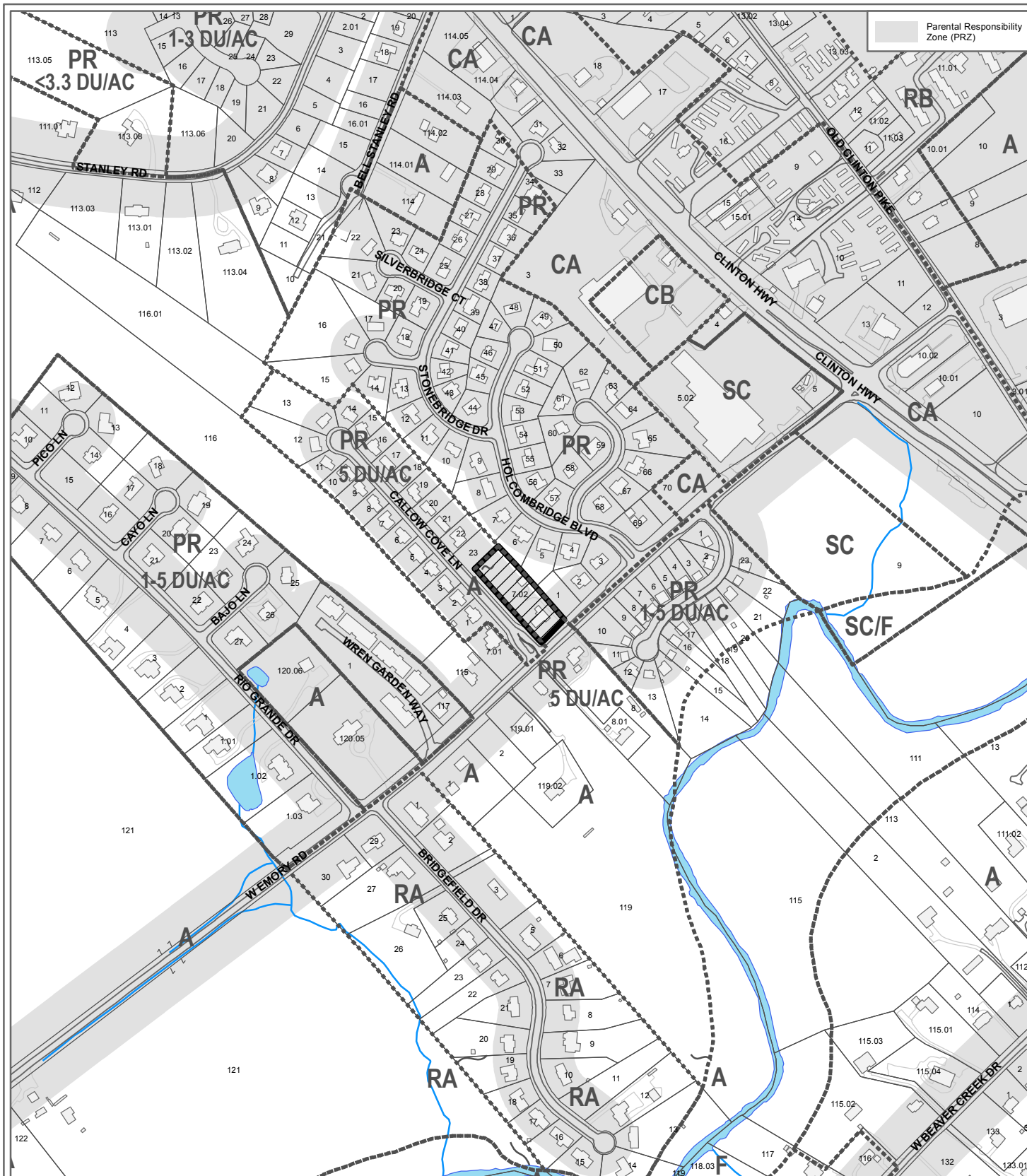
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.
4. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/28/2014. 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.



**6-A-14-RZ
REZONING**

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



Original Print Date: 5/21/2014
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Southland Group, Inc.

Map No: 67
Jurisdiction: County

