

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-C-03-PA **Related File Number:** 1-I-03-RZ
Application Filed: 12/9/2002 **Date of Revision:**
Applicant: CANNON & CANNON, INC.
Owner:

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
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PROPERTY INFORMATION

General Location: Southwest of Pipkin Ln., west of Fox Rd, west of I-140
Other Parcel Info.:
Tax ID Number: 143 107 **Jurisdiction:** City
Size of Tract: 76.5 acres
Accessibility: Access is via Pipkin Ln., a local street with 22' of pavement built within I-140 right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential subdivision **Density:** 1.8 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is in an area of low density residential development that has occurred under PR and RA zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: R-1 (Single Family Residential)
Previous Requests: Property was zoned A-1 when annexed into the city.
Extension of Zone: Yes
History of Zoning: This property was designated OS when it was annexed into the City and zoned A-1 to conform with its former Agricultural County zoning.

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)
Requested Plan Category: LDR (Low Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE the One Year Plan designation of Low Density Residential

Staff Recomm. (Full): Low density residential development of this site is compatible with adjoining low density residential zoning and development. The sector plan proposes low density residential and slope protection for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site can be served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. Changing the zoning from Agricultural to R-1 is consistent with the Southwest County Sector Plan which designates this site for low density residential and slope protection.

THE EFFECTS OF THE PROPOSAL

- 1. The R-1 zone is consistent with the undeveloped R-1 parcel to the north and permits residential development similar to that found on the property to the south, which is zoned RA.
2. R-1 zoning is compatible to the surrounding residential uses and zoning.
3. The applicant's proposed subdivision development for 79 residential lots would generate approximately 790 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 35 children.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. R-1 zoning will permit consideration of uses compatible with surrounding development and the water, sewer and street systems available to serve the site.
2. Other Agriculturally zoned property in the area could be rezoned to R-1 or RA and stay within the policies and guidelines of the adopted plans for the area.
3. This zoning change will help to strengthen the emerging low density residential character of the area.
4. This site and the surrounding area are identified for Urban Growth by the Knoxville Knox County Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 1/9/2003

Details of MPC action:

Summary of MPC action: APPROVE LDR (Low Density Residential)

Date of MPC Approval: 1/9/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/4/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: