

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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File Number: 1-C-06-RZ **Related File Number:**
Application Filed: 11/17/2005 **Date of Revision:**
Applicant: CARDINAL ENTERPRISES
Owner:

PROPERTY INFORMATION

General Location: Northeast side Thompson Rd, southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 142 **Jurisdiction:** County
Size of Tract: 3.21 acres
Accessibility: Access is via Thompson Rd., a minor collector street with 15' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single-family residential development **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area along Thompson Rd. has recently started developing with low density residential uses under PR zoning. Existing residential development occurred under A zoning.

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

Street: 2128 Thompson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: MPC approved PR @ 1-4 du/ac on adjacent property in Nov. 2005.
Extension of Zone: Yes, extension of PR from the northwest and southeast.
History of Zoning: MPC approved PR zoning at 1-4 du/ac on the property to the southeast on November 10, 2005 (11-K-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 4 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is compatible with surrounding development and zoning, is an extension of PR from two sides, and is consistent with the sector plan designation for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding residential development and is consistent with the sector plan proposal for the site. The proposal is a logical extension of recently approved zoning and density from the southeast.
2. Residential subdivisions in the area have recently started developing under PR zoning.
3. The site does not have steep slope characteristics, which makes it appropriate for development at the recommended density.
4. 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, but will need to be extended to serve this development.
2. The subject property is proposed to be developed with parcel 138.02 to the southeast, which has been approved for PR zoning at 1 to 4 du/ac. At the proposed density, up to 12 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 120 vehicle trips per day to the street system and about 8 children under the age of 18 to the school system.
3. At 15 feet, the pavement width of Thompson Rd. is marginal for access to this type of development. At a minimum, the street will need to be widened back toward Hardin Valley Rd. to the northwest to the entrance of the next subdivision. The street has already been widened from Hardin Valley Rd. to that point. Knox County Engineering and Public Works will determine what improvements are required, and the developer will be expected to participate in such improvements.
4. The required sight distance on Thompson Rd. from the entrance drive will be 300 feet. This will need to be certified on the development plans.
5. 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 Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
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 designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy 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.

MPC Action:

Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval: 1/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/27/2006

Date of Legislative Action, Second Reading: 3/27/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: