

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-D-08-RZ **Related File Number:**
Application Filed: 11/13/2007 **Date of Revision:**
Applicant: CTL SUMMIT LIMITED

PROPERTY INFORMATION

General Location: Northwest side Nubbin Ridge Rd., northeast of Ferncliff Way
Other Parcel Info.:
Tax ID Number: 133 P G 018 **Jurisdiction:** County
Size of Tract: 0.7 acres
Accessibility: Access is via Nubbin Ridge Rd., a two lane, major collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residential **Density:** 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential and Slope Protection Area
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is being developed with the adjoining subdivision under PR zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at 1-3.5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 5 du/ac
Previous Requests: Property was rezoned PR in 2000 and 2007
Extension of Zone: Yes
History of Zoning: Property was rezoned to PR @ 3.5 du/ac. in 2007. (3-A-07-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 PR (Planned Residential) zoning
APPROVE a density up to 5 du/ac.

Staff Recomm. (Full):

This density is compatible with the adjoining residential density and will allow this site to be developed with the adjoining property as shown on the concept plan under consideration by staff.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The PR zoning at a density of up to 5 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.
- 3. The PR zoning will allow development similar to surrounding residential uses that include townhouses, duplexes and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposed zoning density increase would allow this site to be developed with 4, rather than 2 lots, Approximately 54 new vehicle trips would be generated and approximately 3 school-aged children would be added to the school system from this completed development.
- 3. The PR zoning at up to 5 du/ac. density would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed density increase to 5 du/ac. is consistent with the low density residential uses proposed for this area by the Southwest County Sector Plan.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval:

1/10/2008

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:

2/25/2008

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: