

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-E-03-PA **Related File Number:** 1-L-03-RZ
Application Filed: 12/9/2002 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC
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
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: East side Foote Mineral Ln., northeast of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 92 65 **Jurisdiction:** City
Size of Tract: 9.3 acres
Accessibility: Access is via Foote Mineral Ln., a local street with 50' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 5.99 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR and MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with residential uses under A, A-1, R-1 and RP-1 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: RP-1 (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes. Extension of LDR from the northeast and southeast.
History of Zoning: None noted

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: Michael Brusseau

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

Staff Recomm. (Full): Low density residential development on this site would be compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments: The applicant is proposing to develop a single family detached subdivision on this site. The requested zoning density is the maximum that may be permitted under the LDR One Year Plan designation.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The surrounding area has been developed with residential densities above and below the recommended 1 to 5.99 du/ac. The development of the subject property will be compatible with other residential developments in the surrounding area.
- 2. This zoning change will allow the subject property to be developed in a manner consistent with the established residential development pattern in the surrounding area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to the site for new development.
- 2. The maximum allowable number of units that could be developed under the recommended density is 56 lots. At this number of lots developed with single family detached units, approximately 560 additional vehicle trips per day will be added to the street system and approximately 44 school aged children could be added to the school system.
- 3. The RP-1 zoning will allow MPC to consider the development plan for the property for approval prior to any development taking place. Potential impacts to adjacent properties may be addressed at that time.
- 4. The property has a sinkhole located at the front of the property and a blue-line stream running through the middle of it. The developer will have to meet all applicable requirements of the City Engineering Department and the Tennessee Department of Environment and Conservation as part of the concept plan / use on review process.
- 5. The Planning Commission and/or City Engineering may require that the pavement width of Foote Mineral Lane be widened from the south up to the entrance point of the subdivision as a condition of concept plan/use on review approval. Foote Mineral Lane is 18 feet wide, which is inadequate to support the density of development being proposed. The street was widened up to the entrance of Honey Grove subdivision to the south when that subdivision was constructed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to LDR, this requested zoning and density are consistent with the Knoxville One Year Plan and the Northwest County Sector Plan.
- 2. The proposed rezoning is consistent with previous rezonings in the area, and more undeveloped properties could be requested for residential zonings in the future.
- 3. The RP-1 zone allows MPC and the general public to review a site plan prior to the property's development. This will afford the applicant an opportunity to address issues and concerns related to development of the site.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/18/2003

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: