

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-E-03-RZ **Related File Number:**
Application Filed: 12/3/2002 **Date of Revision:**
Applicant: PRESTIGE DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: East side Hill Rd., southeast of Fort Sumter Rd.
Other Parcel Info.:
Tax ID Number: 19 85, 86 **Jurisdiction:** County
Size of Tract: 6.7 acres
Accessibility: Access is via Hill Rd., a minor collector street with 40' of right of way and 18' of pavement width, or via Fort Sumter Rd., a minor collector street with 50' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 1-4 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under Agricultural zoning. There are also churches located in the area.

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

Street: 8120 Hill 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: None noted
Extension of Zone: No
History of Zoning: None noted

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 dwelling units per acre

Staff Recomm. (Full): PR zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern. The North County Sector Plan proposes low density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. The site has direct access to two collector streets.
3. PR rezoning would allow residential development that is compatible with development in the surrounding area.

THE EFFECTS OF THE PROPOSAL

1. The maximum development potential of the site under PR zoning at 1 to 4 du/ac would result in the creation of 27 individual units. This would generate approximately 270 additional vehicle trips per day for area streets and add approximately 15 school age children to the school system.
2. Public water and sewer utilities are available to the site.
3. PR zoning at the recommended density range permits development that would be compatible with the scale and intensity of surrounding residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended zoning and density is consistent with the North County Sector Plan proposal of Low Density Residential uses for this property.
2. The area's established low density residential pattern is appropriate for continued rezoning requests for PR at densities similar to this request.
3. The Knoxville-Knox County Growth Policy Plan designates this site for Planned Growth.

MPC Action: Approved

MPC Meeting Date: 1/9/2003

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: 1/9/2003

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 2/24/2003

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: