

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-J-04-RZ **Related File Number:**
Application Filed: 12/5/2003 **Date of Revision:**
Applicant: JOHN KERR CONSTRUCTION CONCEPTS
Owner:

PROPERTY INFORMATION

General Location: Northwest side Harvey Rd., northeast of Amber Glades Ln.
Other Parcel Info.:
Tax ID Number: 162 29.13 OTHER: PORTION (2 ACRES) FOR A/HZ **Jurisdiction:** County
Size of Tract: 15.04 acres
Accessibility: Access is via Harvey Rd., a major 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: Detached single family subdivision **Density:** 2.5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with rural residential dwellings under Agricultural zoning. A new subdivision is being developed to the west of this site, under RA zoning.

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

Street: 1321 Harvey Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) and A (Agricultural) / HZ (Historic Overlay) and Design Guidelines
Previous Requests: None noted
Extension of Zone: Not extension of PR, but RA zoning is located to the west of this site.
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 2.5 du/ac.
APPROVE A (Agricultural) / HZ (Historical Overlay Zone) for 2 acres containing Boyd Harvey House.
APPROVE Secretary of Interior's Standards as Design Guidelines.

Staff Recomm. (Full): PR zoning at up to 2.5 du/ac is compatible with the surrounding development and zoning pattern.

The Boyd-Harvey House, listed on the National Register of Historic Places in 1985, is significant for its architecture, its representation of early settlement patterns in Knox County, and its association with the Boyd family - Thomas (1754-1814); Thomas (1781-1876) and James Baxter, and after 1920, James R. Harvey. It is one of a few remaining brick homes built in Knox County before the Civil War, and has endured fewer changes than any of the others, so that it's 19th century architecture is apparent and significant.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density up to 2.5 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. PR zoning requires development 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 compatible with surrounding residential uses, having minimal impact on surrounding properties.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the recommended density, up to 32 lots could be proposed for the PR zoned portion of the site (approximately 13 acres). At this density, approximately 320 additional vehicle trips would be added to Harvey Rd. There is an "S" curve on Harvey Rd. at this site, which may affect sight distance. Some vegetation may need to be removed along the right of way. Adequate sight distance from the proposed development access drive will have to be certified in both directions on Harvey Rd. prior to plan approval.
3. At the maximum allowable 32 lots, up to 13 school-aged children could be added to the school system.
4. The PR zoning at a density of 1 to 2.5 du/ac 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 Southwest County Sector Plan proposes low density residential uses for this site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Staff anticipates receiving future requests for low density residential zoning in this area, consistent with the Planned Growth designation and the low density residential sector plan proposal along Harvey Rd.

MPC Action: Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 2.5 du/ac.
APPROVE A (Agricultural) / HZ (Historical Overlay) for 2 acres containing Boyd Harvey House and Design Guidelines

Date of MPC Approval: 1/8/2004

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: 2/23/2004

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: