CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-K-06-RZ Related File Number:

Application Filed: 12/9/2005 Date of Revision:

Applicant: QUINT BOURGEOIS

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North of Fox Ridge Dr., north of Wade Crest Ln.

Other Parcel Info.:

Tax ID Number: 46 133.02 Jurisdiction: County

Size of Tract: 1.86 acres

Access is presently via a JPE to W. Copeland Rd., a two-lane, major collector street with 18' of

pavement within a 40' right-of-way. The applicant intends to extend a local street from the adjoining

subdivision to serve this site.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and vacant land

Surrounding Land Use:

Proposed Use: Detached residential Density: 1-5 du/ac

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This residential site is surrounded by residential and vacant land that is zoned A and PR.

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

Street:

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: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.

APPROVE a density of 1 to 3 du/ac. Applicant requested up to 5 du/ac.

PR zoning is consistent with surrounding residential uses and zoning. The sector plan proposes low Staff Recomm. (Full):

density residential uses for this site.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. Other properties in the immediate area are developed with residential uses under A, RA and PR

zonina.

2. PR zoning at 1 to 3 du/ac is consistent with the adjoining PR zoned subdivision 1 to 3 designation, and compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be combined with the adjacent property, adding approximately 6 more lots to the

already approved PR development.

3. 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,

density 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.

2. The subject property is proposed to be developed with the adjacent site, which was approved for PR by MPC. The addition of six lots will have minimal Impact on surrounding development and infrastructure. Access by means of the JPE to Copeland Dr. should not be allowed.

3. 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 North County Sector Plan proposes low density residential uses for the site.

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 to the south and east, which are proposed for low density residential uses by the sector 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.

Approved MPC Meeting Date: 1/12/2006 MPC Action:

Details of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre **Summary of MPC action:**

Date of MPC Approval: 1/12/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

1/31/2007 12:18 PM Page 2 of 3 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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