CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-L-05-RZ Related File Number:

Application Filed: 12/10/2004 **Date of Revision:**

Applicant: HARRY KOOGLER

Owner:



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

PROPERTY INFORMATION

General Location: Southwest side Tooles Bend Rd., southeast of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 145 042 Jurisdiction: County

Size of Tract: 1.6 acres

Accessibility: Access is via Tooles Bend Rd., a minor collector street with 19' of pavement width within 50' of right of

way, or S. Northshore Dr., a major arterial street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Attached single family residential subdivision Density: 5 du/ac

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with low density residential uses under A and PR zoning.

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

Street: 2019 Tooles Bend 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: MPC approved PR zoning at 1-3 du/ac on adjacent parcel on 10/14/04 (10-H-04-RZ).

Extension of Zone: Yes, extension of PR from the south, east and west.

History of Zoning: MPC approved PR zoning at 1-3 du/ac on the adjacent parcels 37.01 and 38 on 10/14/2004 (10-H-04-

RZ). Knox County Commission approved PR at a density of 1-4 du/ac on 12/20/04.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 du/ac. (Applicant requested up to 5 du/ac.)

Staff Recomm. (Full): PR at the recommended density is a logical extension of zoning from the northwest and is consistent

with the sector plan proposal for this area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.

2. The recommended density of 1 to 4 du/ac is consistent with the density approved by Knox County Commission on 12/20/2004 for adjacent parcels 37.01 and 38 to the northwest of this site..

3. Other properties in the immediate area are developed with residential uses under A and PR zoning.

4. The recommended extension of PR from the northwest will allow the proposed single family attached residential development under the same zoning and density as the previously approved property.

5. 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 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 this site.
- 2. At the recommended acreage and density, up to 6 additional dwelling units could be proposed for the project. The development of the proposed single family attached dwellings would add approximately 54 vehicle trips per day to the street system and about 5 children under the age of 18 to the school system. The applicant's proposed density would allow up to 8 additional dwelling units, which would generate approximately 72 vehicle trips per day and about 6 children.
- 3. Access drives to this residential development should be placed in such a way as to minimize traffic conflicts with the intersection of Tooles Bend Rd. and S. Northshore Dr., and meet applicable sight distance requirements. The developer will be expected to work with TDOT, Knox County Engineering and Public Works and MPC to designate the safest access points for the project.
- 4. Under the recommended PR zoning and density, the impact to adjacent properties will be minimized through the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
- 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 residential zoning on Agricultural-zoned properties in this area in the future, consistent with the sector plan proposal.

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.

MPC Action: Approved MPC Meeting Date: 1/13/2005

Details of MPC action:

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Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval: 1/13/2005 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: 2/28/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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