

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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www.knoxmpc.org

File Number: 1-L-06-RZ **Related File Number:**
Application Filed: 12/9/2005 **Date of Revision:**
Applicant: QUINT BOURGEOIS
Owner:

PROPERTY INFORMATION

General Location: West side Hill Rd., north of Andersonville Pike
Other Parcel Info.:
Tax ID Number: 28 195 **Jurisdiction:** County
Size of Tract: 3.1 acres
Accessibility: Access is via Hill Rd., a two-lane, minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and vacant land
Surrounding Land Use:
Proposed Use: Attached Residential **Density:** 1-5 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within a residential area that has occurred under A, RA and PR zoning.

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

Street: 7733 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: Yes
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 4 du/ac.

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

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at 1 to 4 du/ac will allow consideration of 12 units on this site, which is higher than the adjoining 1.2 designation, but was restricted due to its limited access to Griffith Rd. PR zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern along Hill Rd. The subject property is proposed for 13 villa units under 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 13 villas which will add 130 vehicle trips per day to area streets, add approximately 2 under 18 years of age to the area school population.
- 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.
- 4. The PR zone requires MPC approval of the development layout prior to construction. During this process any development constraints of this long, narrow site will have to be addressed.

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.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 1/12/2006

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/27/2006

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: