CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-M-03-RZ Related File Number:

Application Filed: 12/10/2002 Date of Revision:

Applicant: BATSON, HIMES, NORVELL AND POE

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 side George Williams Rd., northeast of Fox Rd.

Other Parcel Info.:

Tax ID Number: 144 4.01, 4.10,4.11,4.13 **Jurisdiction:** County

Size of Tract: 14.3 acres

Accessibility: Access is via George Williams Rd., a major collector street with 20' of pavement within a 40' right-of-

way, and an access road to Fox Rd. that was built as part of the I-140 construction.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Single family detached subdivision Density: 5 du/ac

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This sloping, wooded site is within an area of rural and low density residential development that has

occurred under Agricultural, RA and PR zones.

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: No

History of Zoning: None noted. Other area properties have been rezoned for PR development at 1 to 3 and 1 to 4

dwellings per acre.

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 1 to 3 dwellings per acre (Applicant has requested 1 to 5 dwellings per acre)

PR zoning at 1 to 3 dwellings per acre is consistent with other residential zoning found in the area. The Staff Recomm. (Full):

sector plan proposes low density residential use (1 to 5 dwellings per acre) and slope protection for this site. Due to the fact that part of the site is affected by slopes in the 16 to 25 % range, the density range

of the property should be no more than 1 to 3 dwellings per acre.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. This site is served by public water and sewer and can be developed at 1 to 3 dwellings per acre in

a manner consistent with the surrounding development pattern.

2. Changing from Agricultural to PR at either 1 to 3 or 1 to 5 dwellings per acre would allow low density residential development, while allowing larger houses to be built on subdivided lots due to the reduced setbacks of PR zoning.

3. The property's Agricultural zone allows rural residential development at 1 dwelling per acre, although the area has been undergoing a transition to low density residential uses.

THE EFFECTS OF THE PROPOSAL

- 1. PR zoning at a low density designation would allow development that would be consistent with that permitted or existing on nearby lots zoned PR and RA.
- 2. Maximum development under PR zoning at the requested 5 dwelling per acre would add 72 housing units, generate approximately 720 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 30 children.
- 3. Part of the site is characterized by slopes in the 16 to 25 % range. Areas characterized by such topography should be limited to no more than 2 dwellings per acre. With this as a consideration, an overall density range of 1 to 3 dwellings would be more appropriate for the entire property than the 1 to 5 requested by the applicant.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. PR zoning at the recommended density of 1 to 3 dwellings per acre will permit consideration of residential uses compatible with the scale and intensity of surrounding development and the water. sewer, and street systems available to serve the site.
- 2. Other properties in the area zoned RA and Agricultural could be rezoned to PR at a low density range and stay within the policies and guidelines of the adopted sector plan for the area.
- 3. Development of this site at a density of 1 to 3 dwellings per acre will solidify this part of the community as a low density residential area.

MPC Meeting Date: 1/9/2003 MPC Action: Approved

Details of MPC action: Approved PR at 1-3.2 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3.2 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

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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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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