

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-S-06-RZ **Related File Number:**
Application Filed: 12/5/2005 **Date of Revision:**
Applicant: ROBERT RANKIN
Owner:

PROPERTY INFORMATION

General Location: Northeast side S. Northshore Dr., southeast of Sandpiper Ln.
Other Parcel Info.:
Tax ID Number: 153 L A 007 **Jurisdiction:** County
Size of Tract: 2.2 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 22' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single-family dwelling
Surrounding Land Use:
Proposed Use: Single-family attached residential **Density:** 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 residential uses under A, PR and RA zoning.

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

Street: 10419 S Northshore Dr
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, extension of PR from the northwest
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 5 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is consistent with the sector plan designation for the property. The property's direct access to S. Northshore Dr., a major arterial street, makes it more suitable for the requested density, which is the maximum allowable under the low density residential sector plan designation.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is slightly greater than the prevailing density of the area. However, it is consistent with the sector plan and will have minimal impact on adjacent less dense development, because of the site's sole access to S. Northshore Dr., a major arterial street.
2. Residential developments in the area have been developed under PR zoning. There are a few condominium developments that have been developed in this area of Northshore Dr. under PR zoning. River Sound is about a half mile to the east and Westshore is about a half mile to the west.
3. The site does not have steep slope characteristics, which makes it appropriate for development at the recommended density.
4. 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 the site, but will need to be extended to serve this development.
2. At the staff's recommended density, up to 11 dwelling units could be proposed on the subject property. The development of the proposed single family attached dwellings would add approximately 99 vehicle trips per day to the street system and about 2 children under the age of 18 to the school system.
3. S. Northshore Dr. is a major arterial street with 22' of pavement width. Sight distance appears to be more than sufficient to serve the development.
4. 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 Southwest County Sector Plan proposes low density residential uses for the site, consistent with this 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 PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy 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: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 1/12/2006

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: 2/27/2006

Date of Legislative Action, Second Reading: 5/22/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading: Approved
(Reconsidered)

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR at up to 4 du/ac

Reconsidered and approved PR up to 4.5 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: