

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: 10-CC-04-RZ **Related File Number:**
Application Filed: 9/28/2004 **Date of Revision:**
Applicant: DOUBLE R DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: North side Pleasant Ridge Rd., northwest of Murray Rd.
Other Parcel Info.:
Tax ID Number: 79 092 **Jurisdiction:** County
Size of Tract: 40 acre
Accessibility: Access is via Pleasant Ridge Rd., a collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family development **Density:** 1-3 du/ac.
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This rolling, open site is within an area of developing low density residential neighborhoods that are zoned RP-1 RB, RAE, R-1A and R-1.

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

Street: 6328 Pleasant Ridge Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and RB (General Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: PR zoning denied 1996
Extension of Zone: No
History of Zoning: Property was denied PR zoning in 1996, (4-W-96-RZ).

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 3 dwellings per acre

Staff Recomm. (Full): PR zoning at 1 to 3 du/ac. is consistent with surrounding residential zoning and development. The sector plan proposes low density residential use and slope protection for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Other properties in the immediate area are developed with residential uses under A, PR and RB zoning.
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 and other development concerns can be addressed. Because a portion of the property is characterized by moderate slopes (between 15 and 25 percent), the maximum approved density may not be achievable.

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 120 dwelling units could be developed on the subject property. The development of single family detached dwellings would add approximately 1200 vehicle trips per day to the street system and about 66 children under the age of 18 to the school system.
- 3. This section of Pleasant Ridge Rd., has a 20' pavement width in this section. Some road widening improvements may be required as part of the development plan review process. The site appears to have adequate sight distance along Pleasant Ridge Rd., but it will have to be certified from the proposed access point on the development plans.
- 4. Under the recommended PR zoning and density, the impact to adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
- 2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for residential zoning 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: 10/14/2004

Details of MPC action:

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

Date of MPC Approval: 10/14/2004

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: 11/15/2004

Ordinance Number:

Disposition of Case: Approved

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: