

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-F-03-RZ **Related File Number:**
Application Filed: 9/4/2003 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner:

PROPERTY INFORMATION

General Location: Northwest side Lovell Rd., northeast of Hickey Rd.
Other Parcel Info.:
Tax ID Number: 104 169 **Jurisdiction:** County
Size of Tract: 2.7 acres
Accessibility: Access is via Lovell Rd., a minor arterial street with 50' of right of way and 21' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with residential uses under A, RA and PR zoning. A nursery is located to the south, across Lovell Rd., developed under A zoning.

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

Street: 2205 Lovell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, extension PR from the west.
History of Zoning: MPC approved PR zoning at 1-4 du/ac for parcel 169.02 to the west on 2/14/02 (2-N-02-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: Michael Brusseau

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

Staff Recomm. (Full): The recommended zoning and density are consistent with nearby residential development and with the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This proposal adds 2.7 acres to the already approved 15 acres of PR zoned property to the west, for a total of 17.7 acres. The requested zoning is a logical extension of zoning from the west.
2. Residential development at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. PR zoning requires MPC approval of a development plan for single family detached development as a use on review, in addition to a concept plan, prior to development. Issues such as grading, drainage, access and lot layout will be addressed during site plan review. The current RA zoning allows about the same density, but does not require use on review approval for residential development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The added 2.7 acres will allow a maximum of up to 10 additional lots to the subdivision. This will add approximately 100 trips to the street system. If the total number of lots proposed exceeds 75 lots, a traffic impact study will be required as part of the concept plan / use on review process.
3. The additional 10 lots will add approximately 4 to 5 school-aged children to the school system.
4. The proposed zoning is compatible with surrounding development and will have minimal impact on adjacent uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential uses.
2. The subject property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to future requests for PR zoning in the area on properties to the northeast, which are zoned Agricultural.

MPC Action: Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

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

Date of MPC Approval: 10/9/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 11/17/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: