

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: 10-G-06-RZ **Related File Number:**
Application Filed: 8/31/2006 **Date of Revision:**
Applicant: DON DUNCAN
Owner:

PROPERTY INFORMATION

General Location: Southeast side S. Northshore Dr., southeast of Mont Cove Blvd.
Other Parcel Info.:
Tax ID Number: 162 058.01,058.10,060.01 **Jurisdiction:** County
Size of Tract: 16 acres
Accessibility: Access is S. Northshore Dr., a minor arterial street with 21' of pavement width within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two single family dwellings and vacant land
Surrounding Land Use:
Proposed Use: Detached dwellings **Density:** 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural to low density residential development under A and PR zoning.

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: Yes, extension of PR from the north and west
History of Zoning: None noted for this site. The subdivision to the north was rezoned PR in 2000.

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 up to 3 du/ac. (Applicant requested 5 du/ac)

Staff Recomm. (Full): PR zoning at the recommended lesser density is more compatible with surrounding development and zoning, is consistent with the zoning and density of the new subdivision to the north and is consistent with the sector plan proposal for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding residential development and is consistent with the sector plan proposal for the site. The two closest residential subdivisions, 'Montgomery Cove' to the west and 'Bayou Bend' to the north, are zoned and developed at 3 du/ac or less.
2. The recommended lesser density reduces the impact on surrounding land uses, allowing for a more compatible 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 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. At the staff's recommended density, up to 48 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 480 vehicle trips per day to the street system and about 40 children under the age of 18 to the school system. At the applicant's requested density, up to 80 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 800 vehicle trips per day to the street system and about 67 children under the age of 18 to the school system.
3. If more than 75 lots are proposed, a traffic impact study will be required as part of the concept plan/use on review process. The potential access point to S. Northshore Dr. for this development may be problematic, because of the close proximity to Bayou Bend Way and Mont Cove Blvd. The applicant will be expected to work with MPC and County Engineering staff to address any potential traffic conflicts or safety issues during the concept plan/use on review process. If possible, a shared access drive with Bayou Bend subdivision, that lines up across the street from Mont Cove Blvd. would be ideal. However, there is an access driveway within a 50' wide strip of land between the subject property and Bayou Bend that is not under the ownership of either party, which may make this impossible.
4. The recommended zoning and density 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 the recommendation.
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 residential zoning in this area in the future, consistent with the low density residential 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: 10/12/2006

Details of MPC action:

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

Date of MPC Approval: 10/12/2006

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: 11/20/2006

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: