

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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File Number: 10-H-04-RZ **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: HARRY W. KOOGLER
Owner:

PROPERTY INFORMATION

General Location: Southeast side S. Northshore Dr., southwest side Tooles Bend Rd.
Other Parcel Info.:
Tax ID Number: 145 37.01, 38 OTHER: PORTION ZONED A **Jurisdiction:** County
Size of Tract: 5.6 acres
Accessibility: Access is via Tooles Bend Rd., a minor collector street with 19' of pavement width within 50' of right of way, or S. Northshore Dr., a major arterial street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Attached residential subdivision **Density:** 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with low density residential uses under A and PR zoning.

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

Street: 8804 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 south, east and west.
History of Zoning: None noted for this property.

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 appropriate at this location at the intersection of a major arterial and a collector street and is an extension of zoning from the north and west.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The subject property is located along S. Northshore Dr., a major arterial street, at the intersection with Tooles Bend Rd., a minor collector street, making it more appropriate for higher densities than if it were located in the interior of lower density, larger lot single family residential development.
3. Other properties in the immediate area are developed with residential uses under A and PR zoning.
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 this site.
- 2. At the recommended acreage and density, up to 28 dwelling units could be proposed on the subject property. The development of the proposed single family attached dwellings would add approximately 280 vehicle trips per day to the street system and about 5 children under the age of 18 to the school system.
- 3. Access drives to this residential development should be placed in such a way as to minimize traffic conflicts with the intersection of Tooles Bend Rd. and S. Northshore Dr., and meet applicable sight distance requirements. The developer will be expected to work with TDOT, Knox County Engineering and Public Works and MPC to designate the safest access points for the project.
- 4. Under the recommended PR zoning and density, the impact to adjacent properties will be minimized through 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 proposal.
- 2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for residential zoning on Agricultural-zoned properties 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: APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac.

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

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR at 1-4 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: