

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-I-04-RZ **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: VANCE BURKEY
Owner:

PROPERTY INFORMATION

General Location: North side Davis Ln., southeast of Nubbin Ridge Rd.
Other Parcel Info.:
Tax ID Number: 133 063 **Jurisdiction:** County
Size of Tract: 3.5 acres
Accessibility: Access will be through the adjacent property to the northwest via Nubbin Ridge Rd., a major collector street with 18' of pavement width within 45' of right of way. The property also has frontage on Davis Ln., a local street with 15' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings
Surrounding Land Use:
Proposed Use: Extension of detached single family residential subdivision to the northwest. **Density:** 4 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, RA and PR zoning.

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

Street: 1224 Davis Ln
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: Property to northwest was zoned PR recently
Extension of Zone: Yes , extension of PR from the northwest.
History of Zoning: MPC approved PR zoning at 1 to 3.4 du/ac on adjacent property to northwest on 1/8/04 (1-I-04-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 3.4 du/ac. (Applicant requested 1 to 4 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is a logical extension of zoning from the northwest and will allow the approved subdivision to be extended onto the subject property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at 1 to 3.4 du/ac is more compatible with the scale and intensity of the surrounding development and zoning pattern and is the same zoning and density as that which is was approved on the property to the northwest. This site has similar slope characteristics as the adjacent property and density should be limited to 3.4 du/ac because of the slopes and for better compatibility with adjacent uses.
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 to serve the site.
2. At the recommended density, up to 12 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 120 vehicle trips per day to the street system and about 10 children under the age of 18 to the school system. At the requested density of up to 4 du/ac, up to 14 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 140 vehicle trips per day to the street system and about 11 children under the age of 18 to the school system.
3. The applicant has indicated to staff that the intent is to extend a previously approved subdivision concept plan on the adjacent property to include this property, with the entire expanded subdivision to be accessed solely from Nubbin Ridge Rd. No access to Davis Ln. should be proposed because Davis Ln. is too narrow to support subdivision traffic. If access is proposed to Davis Ln. in the future, widening of the street and other improvements may be required as part of the concept plan/use on review process.
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.

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 3.4 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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: