

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-M-02-RZ **Related File Number:**
Application Filed: 9/13/2002 **Date of Revision:**
Applicant: WALT DICKSON
Owner:

PROPERTY INFORMATION

General Location: North side Andes Rd., south of Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 91 124 **Jurisdiction:** County
Size of Tract: 15 acres
Accessibility: Access is via Andes Rd., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Condos/Apartments **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in an area of developing low density residential housing, including single family attached and detached units within PR, RA, and A zones.

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

Street: 2004 Andes 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: None noted
Extension of Zone: No
History of Zoning: None noted

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 5 dwellings per acre

Staff Recomm. (Full):

PR zoning at 1 to 5 dwellings per acre is compatible with the scale and intensity of surrounding residential uses and zoning that include single family detached and attached units. The sector plan proposes low density residential uses for this site.

Comments:

A. Need and Justification for Proposal

1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. A change from RA to PR at 1 to 5 dwellings per acre would not be a major increase in density and would allow development compatible with surrounding residential uses.
3. The present RA zone that has been on the property for many years allows low density residential development.

B. Effects of Proposal

1. The RA zone would permit residential development similar to that permitted under the requested PR.
2. PR zoning at a low density designation would allow development that would be consistent with that permitted or existing on nearby lots zoned RA, and PR.
3. Maximum development under PR zoning at 5 du/ac would add 75 housing units, generate approximately 600 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 12 children.
4. Public water and sewer are available to this site.

C. Conformity with the General Plan

1. PR zoning at the density requested will permit consideration of uses compatible with the scale and intensity of surrounding development and the water, sewer, and street systems available to serve the site
2. Other RA and A zoned property in the area could be zoned PR at 1 to 5 du/ac and stay within the policies and guidelines of the adopted plans for the area.
3. Low density residential development of this site will solidify this area as a low density residential area.

MPC Action:

Approved

MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval:

10/10/2002

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:

11/18/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

approved (Appeal approved)

Disposition of Case, Second Reading:

If "Other":

Amendments:

Approved LDR Low Density Residential

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: