

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-03-RZ **Related File Number:**
Application Filed: 9/10/2003 **Date of Revision:**
Applicant: MICHAEL BRADY INC.
Owner:

PROPERTY INFORMATION

General Location: South side Nubbin Ridge Rd., east of Ebenezer Rd.
Other Parcel Info.:
Tax ID Number: 145 00503 **Jurisdiction:** County
Size of Tract: 9.38 acres
Accessibility: Access is via Nubbin Ridge Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single family subdivision development **Density:** 1 to 4 units per acre
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is adjacent to established single family subdivisions that have developed under RA and PR zones.

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

Street: 8608 Nubbin Ridge Rd.
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: No
History of Zoning: None noted for this site, but other property in the area has been zoned PR and RA in the past ten years.

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 3 dwellings per acre. (The applicant has requested 1 to 4.)

Staff Recomm. (Full): PR zoning at 1 to 3 dwellings per acre is compatible with surrounding residential development and zoning. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at a density of 1-3 du/ac is compatible with the low density development of this area that includes several subdivisions as well as older single family housing on larger lots. Other PR zoning in the area has been developed at 1 to 3 du/ac.
2. The site is currently zoned A, which would allow one dwelling unit per acre.
3. The topography of the site is suitable for residential development at up to 3 units per acre.

THE EFFECTS OF THE PROPOSAL
1. The recommended 1-3 du/ac will allow the 28 units to be developed on the property. This will add approximately 11 school aged children to the school system.
2. The recommended density would add approximately 280 vehicle trips per day to the street system. Nubbin Ridge Rd. should be adequate to handle the additional traffic. The site, however, has limited access to Nubbin Ridge Rd. that is close to an existing street intersection. The Knox County Engineering Department has reviewed the limited access location with the applicant and determined it will be satisfactory for consideration of development at the density requested.
3. Public water and sewer can be provided to the development from First Utility District.
4. The requested PR zoning requires MPC site plan approval where the effects of the development on adjacent properties, such as access, traffic and drainage, can be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Southwest County Sector Plan recommends Low Density Residential, which is consistent with the recommended zoning and density.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth.

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 3 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: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: