

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-N-05-RZ **Related File Number:**
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: Northeast and southeast sides Sands Rd., northeast of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 285 **Jurisdiction:** County
Size of Tract: 1.15 acres
Accessibility: Access is via Sands Rd., a local street that is scheduled for pavement widening from 16' to 18' to 20' as part of the applicant's other residential development on this street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is an area of rural and low density residential uses that have developed under A, RB and PR zones.

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

Street:
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: Yes
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 4 dwellings per acre

Staff Recomm. (Full):

PR zoning at 1 to 4 du/ac. is consistent with other recent PR zoning approved for the area. The sector plan proposes low density residential use for the site.

Comments:

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located on a substandard local street scheduled for improvement and has both public water and sewer service available from KUB.

2. The availability of public water and sewer utilities support this site's residential development with low density residential uses under PR zoning.

3. The applicant has agreed to participate in the widening of Sands Rd. as part of his development process.

B. EFFECTS OF THE PROPOSAL

1. The requested PR zoning at up to 4 du/ac would allow consideration of a maximum of 5 units on this site. The maximum development would add approximately 50 vehicle trips per day for area roads and approximately 3 children to the area's school population.

2. Access is via Sands Rd., a local street with only a 16' pavement width.

3. Road improvements will need to be addressed as part of the PR uses on review process, including how those improvements would be implemented, before any rezoning occurs.

4. The MPC approved subdivision plat of this site created 4 lots. PR zoning would allow the units to be located closer to the interior side lines than RA.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. The property and the surrounding area are proposed for low density residential development by the Northwest County Sector Plan. Development of this site with under PR zoning for low density residential uses would be compatible with the plan.

2. The Growth Policy Plan identifies this site for urban growth.

MPC Action:

Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval:

10/13/2005

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:

11/21/2005

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: