

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-N-06-RZ **Related File Number:**
Application Filed: 9/8/2006 **Date of Revision:**
Applicant: LEMAY AND ASSOCIATES
Owner:

PROPERTY INFORMATION

General Location: Northwest side Dante Rd., northwest of Chetwood Dr.
Other Parcel Info.:
Tax ID Number: 57 130 **Jurisdiction:** County
Size of Tract: 3.8 acres
Accessibility: Access is via Dante Rd., a minor arterial street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 4 du/ac.
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located within a residential development pattern of older and new housing that has developed under A, RB and PR zones

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

Street: 555 Dante Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) and A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
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 up to 4 dwellings per acre

Staff Recomm. (Full): The applicant is proposing to develop low density residential uses on this site. The requested zoning density is permitted under the LDR sector plan designation.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The surrounding area has been developed with residential densities above and below the recommended maximum 4 du/ac. The development of the subject property will be compatible with other residential developments in the surrounding area that include single family subdivisions and older, large lot residential uses.
2. This zoning change will permit less intensive residential uses than surrounding RB zoning or the existing CA zoning on part of this site, and will allow the subject property to be developed in a manner consistent with the established residential development pattern in the surrounding area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to the site for new development.
- 2. The applicant intends to include this property with the adjoining site that was recently approved for PR development. The development plan 10-J-06-UR shows the proposed layout that includes 61 lots. This number of lots would generate approximately 610 additional vehicle trips per day for the street system, and approximately 40 school aged children could be added to the school system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. This requested zoning and density are consistent with the North County Sector Plan.
- 2. The proposed rezoning is consistent with previous rezonings in the area, and more undeveloped properties could be requested for residential rezonings in the future.
- 3. The PR zone allows MPC and the general public to review a site plan prior to the property's development. This will afford the applicant an opportunity to address any issues and concerns that may be related to development of the site.

MPC Action: Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 4 dwelling units per acre

Date of MPC Approval: 10/12/2006

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: 11/20/2006

Date of Legislative Action, Second Reading: 12/18/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: