

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-P-07-RZ **Related File Number:**
Application Filed: 9/4/2007 **Date of Revision:**
Applicant: BRIARTOWNE LLC

PROPERTY INFORMATION

General Location: Northeast end Fisher Ln., north of Hammer Rd.
Other Parcel Info.:
Tax ID Number: 72 200.01 **Jurisdiction:** County
Size of Tract: 45.41 acres
Accessibility: Access is through parcel 83 to Asheville Hwy., a four lane, median divided major arterial highway.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 3 du/ac
Sector Plan: East County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This wooded, vacant site is in an area of rural and low density residential uses zoned A and PR, and south of commercial uses zoned CA and CB located along the south side of Asheville Hwy.

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

Street: 415 Fisher 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: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned to PR in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 3 du/ac.

Staff Recomm. (Full):

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 3 du/ac. Is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. There are numerous low and medium density residential developments in the vicinity of this site, zoned PR and RP-1, including an adjacent subdivision development zoned PR at 3 du/ac. to the east.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The PR zoning at 3 du/ac. Will allow this 45-acre property to be subdivided into a maximum of 136 lots. Maximum development would impact schools with 53 additional students and would add 1376 trips per day to the street system. The applicant has submitted a 117 lot conceptual plan in support of this request which shows direct access to Asheville Highway through CA zoned property on the north side of this site.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties can be evaluated and minimized through the use on review and concept subdivision approval process. The slope analysis supports a density up to 112 lots for this site. (See attached slope map.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes low density residential uses and slope protection for the site, consistent with this proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for PR or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a use on review and concept subdivision plat prior to subdivision and development of the property. The plat will show the property's building site layout and means of access.

MPC Action:

Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 3 dwelling units per acre

Date of MPC Approval:

10/11/2007

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:

11/19/2007

Date of Legislative Action, Second Reading: 12/17/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: