

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: 11-A-03-RZ **Related File Number:**
Application Filed: 9/18/2003 **Date of Revision:**
Applicant: JOHN CAPPS BUILDERS, LLC
Owner:

PROPERTY INFORMATION

General Location: Northwest side W. Beaver Creek Dr., southwest of Joyce Ln.
Other Parcel Info.:
Tax ID Number: 66 140 **Jurisdiction:** County
Size of Tract: 9 acres
Accessibility: Access is via W. Beaver Creek Dr., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residences **Density:** 3.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a low density residential area that is developing along W. Beaver Creek Rd. within A, RA and PR zoning.

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

Street: 4715 W Beaver Creek Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) and F (Floodway)
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) and F (Floodway) zoning.
APPROVE a PR density of 1 to 3.5 dwellings per acre

Staff Recomm. (Full):

Floodway and PR (Planned Residential) zoning at 1 to 3.5 dwellings per acre are compatible with surrounding residential development and the flooding constraints that exist on portions of this site. The sector plan proposes stream protection and low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The request is consistent with the sector plan proposal for stream protection and low density residential use for this site.
2. The recommended zoning and density will allow development that is compatible with the surrounding development and zoning pattern.
3. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as flooding, drainage, lot layout, traffic and other development issues can be addressed.
4. The PR zoning will allow development of similar or less intensity to the RA-zoned residential subdivision to the northeast, located along Joyce Ln.

THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available to serve the site. Sewer utilities are available to the south near the school. The developer will have to work with West Knox Utility District to get a sanitary sewer connection as part of the subdivision process.
2. The proposed rezoning would allow the property to be developed with a maximum of 31 units.
3. At the maximum 31 single-family dwelling units that would be permitted, approximately 310 new vehicle trips would be generated, and approximately 14 school-aged children would be added to the school system.
4. The recommended zoning and density would have minimal impact on surrounding properties, as they are compatible with other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and density are consistent with the recently updated Northwest County Sector Plan proposal for stream protection and low density residential use of this site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre and F (Floodway)

Date of MPC Approval:

11/13/2003

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: 12/15/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: