

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: 11-F-05-RZ **Related File Number:**
Application Filed: 10/12/2005 **Date of Revision:**
Applicant: NORTH AMERICAN DEVELOPMENT CORPORATION
Owner:

PROPERTY INFORMATION

General Location: Northeast side Harvey Rd., southeast side S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 169 020 **Jurisdiction:** County
Size of Tract: 14.5 acres
Accessibility: Access is via S. Northshore Dr., a minor arterial street and Harvey Rd., a local street, each with 19' to 20' pavement widths.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence, barn and vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 1 to 3.5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in an emerging single family development area that is occurring under PR zoning.

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

Street: 1736 Harvey Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 1 to 3 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 1 to 3.5 du/ac
Previous Requests:
Extension of Zone: Yes
History of Zoning: Property was zoned PR at 3 du/ac in July 2005. (6-J-05-RZ)

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 increase from 1 to 3 units per acre to 1 to 3.5 dwellings per acre

Staff Recomm. (Full): PR zoning at 1 to 3.5 du/ac is needed on this tract to accommodate the subdivision layout submitted. The slight increase in density is consistent with surrounding residential zoning and development. The sector plan proposes low density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at 1 to 3.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Other properties in this area are developed with low density residential uses under A, PR and RA zoning.
3. PR at a density up to 3.5 du/ac will allow the inclusion of the former barn site into the proposed subdivision layout, provide a logical extension of urban zoning and density from the east and allow the residential development of this site in a manner consistent with the residential uses on other property in the area.
4. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve this site.
2. At the maximum density, up to 45 dwelling units could be proposed for the development. The development of single family detached dwellings would add approximately 450 vehicle trips per day to the street system and about 37 children under the age of 18 to the school system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties can be addressed during the use on review/concept plan review process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3.5 dwelling units per acre

Date of MPC Approval: 11/10/2005 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: 12/19/2005

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: