

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-L-02-RZ **Related File Number:**
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner:

PROPERTY INFORMATION

General Location: East side Maryville Pike, north of Rudder Rd.
Other Parcel Info.:
Tax ID Number: 135 22.02 (PART ZONED A) OTHER: 46.02 MAP ON FIL **Jurisdiction:** County
Size of Tract: 106 acres
Accessibility: Access is via Maryville Pike, a minor arterial street with 20' of pavement within a 40' right-of-way, and Goff Rd., a local street with 16' of pavement and a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family detached housing **Density:** 1 to 4 du/ac
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of open space and rural residential uses zoned A, RB, and OB zones.

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

Street:
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: 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) zoning.
Approve a density of 1 to 4 dwellings per acre.

Staff Recomm. (Full): PR zoning at 1 to 4 dwellings per acre is compatible with surrounding residential zoning and development. The South County Sector Plan proposes low density residential use for this site.

Comments: A. Need and Justification for Proposal
1. Although the site is not presently served by sewer, this site can easily be served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. Changing the zoning from Agricultural to PR at 1 to 4 dwellings per acre is consistent with the density recommended by the South County Sector Plan.

B. Effects of Proposal
1. The PR zone would permit residential development similar to that permitted by the nearby RAE, RA and RB zones.
2. PR zoning at a low density designation is compatible with the surrounding and nearby RAE, RA and RB zoning and residential uses.
3. Maximum development under PR zoning at 4 du/ac would add 424 housing units, generate approximately 4240 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 190 children.
4. Any development will need to protect the creek flood fringe that extends through the property. (See attached memo from Knox County Engineering Dept.)

C. Conformity with the General Plan and Sector Plan
1. PR zoning at the density requested will permit consideration of uses compatible with surrounding development and the water, sewer and street system available, or able to be extended, to serve the site.
2. Other A, RB and RA zoned property in the area could be rezoned to PR at 1 to 4 du/ac and stay within the policies and guidelines of the adopted plans for the area.
3. This zoning change will help to strengthen the low density residential character of the area.

MPC Action: Approved MPC Meeting Date: 11/14/2002

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: 11/14/2002 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: 12/16/2002 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: