

# 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-M-04-RZ                      **Related File Number:**  
**Application Filed:** 10/25/2004              **Date of Revision:**  
**Applicant:** E.L. DUNCAN BUILDER, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Dante Rd., southwest of Saint Croix Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 132    **Jurisdiction:** County  
**Size of Tract:** 25.2 acres  
**Accessibility:** Access is via Dante Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family attached residential                      **Density:** 5 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** MDR and LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**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:** 547 Dante Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and CA (General Business)  
**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 for residential development in recent years.

### 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 5 dwellings per acre

Staff Recomm. (Full):

PR zoning at 1 to 5 du/ac. is consistent with surrounding PR zoning and development. The sector plan proposes low density and medium density residential use and slope protection for this site.

Comments:

The applicant is proposing to develop low density residential uses on this site. The requested zoning density is the maximum that may be permitted under the LDR sector plan designation.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The surrounding area has been developed with residential densities above and below the recommended 1 to 5 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.
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 maximum allowable number of units that could be developed under the requested density is 125 units. This number of units would generate approximately 1250 additional vehicle trips per day for the street system, and approximately 18 school aged children could be added to the school system.
3. The PR zoning will allow MPC to consider a development plan for the property prior to any development taking place. Potential impacts to adjacent properties may be addressed at that time.

**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: 11/10/2004

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval:

11/10/2004

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:

12/20/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:** Denied (Withdrawn)

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**