

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 4 du/ac. (Applicant has requested up to 5 du/ac.)

Staff Recomm. (Full):

PR zoning at up to 4 du/ac. is the same density as the duplex development located to the north of this site, and is generally compatible with other residential development in the area that includes duplexes and single family housing.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. PR zoning of the site at up to the requested 5 du/ac, or the recommended 4 du/ac., would be consistent with the surrounding single family residential development, which includes an 18-lot duplex subdivision.
- 2. This site and other adjacent properties along this section of W. Beaver Creek Dr.. have been zoned RA and Agricultural for years and proposed for low density residential uses as requested by the applicant.
- 3. Public water and sewer are available to serve the site.
- 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 stream protection and flood protection, traffic access to W. Beaver Creek Dr. from this site, drainage, residential unit layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Maximum development under the requested PR zoning at 5 du/ac. would allow 24 residential units to be proposed, generate approximately 265 vehicle trips per day on W Beaver Creek Dr., and increase the neighborhood school population by approximately 14 children. The recommended 4 du/ac. will yield 16 units, add 184 average daily trips and two school aged child.
- 2. Approval of the applicant's request, or staff recommendation, would permit low density residential development in the middle of an established, low density residential area and would encourage additional requests from surrounding property owners for similar, low density residential uses.
- 3. Due to the floodway along the north end of the property, much of the northern part of the site is not going to be developable, requiring all the units to be clustered on the southern portion of the site, giving the appearance of a much more dense development than surrounding housing.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. PR zoning at up to either 4 or 5 du/ac. would permit development consistent with that allowed and built on surrounding properties. The North County Sector Plan designates the property for low density residential. and floodway
- 2. This request is consistent with the goal of the General Plan of protecting low density residential development.
- 3. The Growth Policy plan includes the site in the Planned Growth area, and the North County Sector Plan designates the site and surrounding area for low density residential development.

MPC Action:

Approved as Modified

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

PR (Planned Residential) at a density up to 4 dwelling units per acre

Date of MPC Approval:

11/8/2007

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: 12/17/2007

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: