

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-P-03-RZ **Related File Number:**
Application Filed: 10/14/2003 **Date of Revision:**
Applicant: COREN F. PAYNE
Owner:

PROPERTY INFORMATION

General Location: Northwest side Hickey Rd., south of Candlewood Rd.
Other Parcel Info.:
Tax ID Number: 104 197, 197.01 **Jurisdiction:** County
Size of Tract: 11.74 acres
Accessibility: Access is via Hickey Rd., a minor collector street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Attached residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by residential and related uses that have developed under RA and A zoning.

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

Street: 1333 Hickey Rd.
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 for this site, but adjoining property has been rezoned to RA and developed with subdivisions 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 3 dwellings per acre. (Applicant requests 1 to 5 du/ac.)

Staff Recomm. (Full): PR zoning at 1 to 3 dwellings per acre is consistent with surrounding residential zoning and development and the environmental constraints of this site that include the potential for flooding and some moderate slopes. The sector plan proposes low density residential use for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The subject property is proposed to be developed with attached housing, which requires PR zoning at 1 to 5 du/ac for that use. The staff recommended zoning and density, however, are consistent with surrounding residential developments and the site's environmental constraints.
2. The request is consistent with the sector plan, and water and sewer utilities are available to serve the site.
3. PR zoning at up to 5 du/ac is too intense for the environmental constraints of the site that include a drainage basin running along part of the property, and 14% slope on approximately 35% of the site.
4. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, layout and other development issues can be addressed.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. Under the staff recommendation, the site will be developed at a density comparable to surrounding residential uses.
3. At the maximum recommended density, 35 dwelling units would be permitted on the subject property. This will add approximately 350 trips to the street system. Approximately 6 school age children would be added to the school system. Maximum density of 5 du/ac would permit 58 units, generate 580 trips per day and add 10 children
4. The staff proposal will have minimal impact on adjacent properties, as the zoning and density are compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan proposes low density residential use for this site, consistent with this proposal.
2. This site is located within the Planed Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There may be future requests for PR zoning in this area, consistent with the sector plan proposal.

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

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:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: