

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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www.knoxmpc.org

File Number: 12-C-08-RZ **Related File Number:**
Application Filed: 11/3/2008 **Date of Revision:**
Applicant: W.C. DEVELOPMENT

PROPERTY INFORMATION

General Location: Northeast side Solway Rd., north end of Teal Green Ln.
Other Parcel Info.:
Tax ID Number: 89 PT OF 131 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 4.25 acres
Accessibility: Access is via local subdivision streets developed with 26' pavement widths within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a developing residential subdivision that is occurring under PR zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ up to 3 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ up to 5 du/ac
Previous Requests:
Extension of Zone: Yes
History of Zoning: Property was rezoned PR in 2000 and 2004 (5-F-00-RZ/3-I-04-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.): Recommend that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac for this area. (Applicant requested 5 du/ac.)

Staff Recomm. (Full): The recommended density increase will allow the revised concept subdivision plan proposal and continuation of this residential subdivision with several more smaller lots than originally proposed, but still compatible to the established residential subdivision development pattern. The recommended density is consistent with the established density on the remainder of the proposed subdivision. Incorporating this site in with the adjacent PR zoned area completes a rezoning process to establish the entire, proposed 18.5-acre residential subdivision as one development district, consistent with the surrounding low density residential zoning and development pattern.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The recommendation is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The applicant is developing the area that is currently zoned PR with a residential subdivision, so the proposal is appropriate and will permit the additional lots proposed.
3. Other properties in the immediate area are developed with residential uses under A, RP and RA zoning, at lower densities than 5 du/ac.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The PR zone, as described in the zoning ordinance, provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential development.
2. The site is appropriate for residential development under PR zoning.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The potential impact to the street system with the proposed rezoning to a slightly higher residential density can be accommodated by the existing streets.
3. The proposal is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The Northwest County Sector Plan proposes low density residential uses for this site, consistent with the proposed PR zoning at a density of either 4 or 5 du/ac.
2. This site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for residential in the immediate area, which would be consistent with the majority of the zoning in the area, as well as consistent with the sector plan proposal for the area.

MPC Action: Approved as Modified

MPC Meeting Date: 12/11/2008

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) zoning at a density of up to 4 dwelling units per acre.

Date of MPC Approval: 12/11/2008

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: 1/26/2009

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: