

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-E-14-RZ **Related File Number:**
Application Filed: 10/23/2014 **Date of Revision:**
Applicant: RUFUS H. SMITH JR. & CO. INC.

PROPERTY INFORMATION

General Location: Northeast side Fitzgerald Rd., northwest side Ball Rd.
Other Parcel Info.:
Tax ID Number: 91 09101 **Jurisdiction:** County
Size of Tract: 17.48 acres
Accessibility: Access is via Fitzgerald Rd., a local street with 15' of pavement width within 50' of right-of-way, or Ball Rd., a major collector street with 22' of pavement width within a large right-of-way that includes the parallel rail line.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential and vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural, rural residential and low density residential uses under A, PR and RA zoning.

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

Street: 2216 Fitzgerald Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Not an extension of PR zoning, but there area several nearby developments zoned RA or PR.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

3. The approval of this request will allow the applicant to submit a development plan with up to 87 dwelling units for MPC's consideration. MPC staff would expect the development plan to show vehicular and/or pedestrian connections to the adjacent park/recreational uses to the northeast and northwest.
4. If access is proposed to Fitzgerald Rd., improvements to that road may be necessary, including possible widening. Any improvements, deemed necessary by Knox County Engineering and MPC staff, will be identified during the development plan review.
5. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

Action: Approved **Meeting Date:** 12/11/2014

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) zoning at a density up to 5 dwelling units per acre.

Date of Approval: 12/11/2014 **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: 1/26/2015 **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: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**