CASE SUMMARY

APPLICATION TYPE: REZONING



www•knoxmpc•org

File Number:	12-H-07-RZ	Related File Number:
Application Filed:	10/30/2007	Date of Revision:
Applicant:	NEW CONCEPT DEVELOPME	INT

PROPERTY INFORMATION

General Location:	Southeast side George Williams Rd., northeast side I-140, southwest of Hidden Glen Ln.		
Other Parcel Info.:			
Tax ID Number:	144 007.12	Jurisdiction: County	
Size of Tract:	1.95 acres		
Accessibility:	Access is via George Williams Rd., a major collector street more of right of way.	with 27' of pavement width within 160' or	

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Attached residential		Density: 5 du/ac
Sector Plan:	Southwest County	Sector Plan Designation:	Low Density Residential and Slope Protection Area
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area has been developed with low density residential uses under A, PR and RA zoning.		

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

Street:

9900 George Williams Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RA (Low Density Residential)	
Former Zoning:		
Requested Zoning:	PR (Planned Residential)	
Previous Requests:	None noted	
Extension of Zone:	Yes, extension of PR from the north and east	
History of Zoning:	None noted for this site	

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.:

Staff Recomm. (Abbr): APPROVE PR (Planned Residential) zoning. APPROVE a density of up to 5 du/ac. Staff Recomm. (Fuil): PR zoning at the requested density allows this sile to be developed with up to 9 residential units, which will have a minimal impact on surrounding properties. Although the density is signitly higher than the prevaling density in the area, the sile is very small, so the additional impact of the increased density is minimal. Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL . PR zoning at the requested density is compatible with the surrounding residential development and is consistent with the sector plan proposal for the site. The site has mostly moderate and few severe portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density is minimal. At 3 du/ac, the total number of units that could be proposed would be 4 less units than the requested density. . Although the density is slightly higher than the propesiling would add approximately to use the imposed on the subject property. The development of attached dwellings would add approximately to velling units, which will not be permited units the accessed of 1.55 acres, up to 9 dwelling units exhol proposed on the subject property. The development of attached dwellings would add approximately to velling units, which will not be permited units the area to serve the site. . At the requested density is on imminus. At	Other Bus./Ord. Amend.:			
Staff Recomm. (Abbr): APPROVE PR (Planned Residential) zoning. APPROVE a density of up to 5 du/ac. Staff Recomm. (Fuil): PR zoning at the requested density allows this sile to be developed with up to 9 residential units, which will have a minimal impact on surrounding properties. Although the density is signitly higher than the prevaling density in the area, the sile is very small, so the additional impact of the increased density is minimal. Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL . PR zoning at the requested density is compatible with the surrounding residential development and is consistent with the sector plan proposal for the site. The site has mostly moderate and few severe portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density is minimal. At 3 du/ac, the total number of units that could be proposed would be 4 less units than the requested density. . Although the density is slightly higher than the propesiling would add approximately to use the imposed on the subject property. The development of attached dwellings would add approximately to velling units, which will not be permited units the accessed of 1.55 acres, up to 9 dwelling units exhol proposed on the subject property. The development of attached dwellings would add approximately to velling units, which will not be permited units the area to serve the site. . At the requested density is on imminus. At		М	PC ACTION AND DISP	OSITION
APPROVE a density of up to 5 dw/ac. Staff Recomm. (Full): PR zoning at the requested density allows this sile to be developed with up to 9 residential units, which with lave a minimal. Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL 1. PR zoning at the requested density is compatible with the surrounding residential development and is consistent with the sector plan proposal for the site. The site has mostly moderate and few severe slopes, so is developable at the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed interested density is minimal. At 3 du/ac, the total number of units that could be proposed to Clus eon review vaproval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed. THE EFFECTS OF THE PROPOSAL 1. Public water and sewer utilities are available in the area to serve the site. 2. Although the elensity and reported acreage of 1.55 acres, up to gloweling units could be proposed on the subject property. The development of addressed of the site of a due of the review, potential alisues such as traffic, drainage, access, topography, lot layout and other development, and there requested density and reported acreage of 1.55 acres, up to gloweling units could be proposed on adjacent properies will be minimized. THE EFFECTS OF THE PROPOSAL 1. Public water and sewer utilities are available in the area to serve the site. 3. The impact of the subject properities will be minimized during the required use on review/concept plan proceses. CONFORMITY OF T	Planner In Charge:	Michael Brussea	iu	
will have a minimal impact on surrounding properties. Although the density is slightly higher than the prevailing density in the area, the site is very small, so the additional impact of the increased density is minimal. Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL 1. PR zoning at the requested density is compatible with the surrounding residential development and is consistent with the sector plan proposal for the site. The site has mostly moderate and few severe slopes, so is developable at the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density is minimal. At 3 du/ac, the total number of units that could be proposed would be 4 less units than at the requested density is not and other development to and other development concerns can be addressed. THE EFFECTS OF THE PROPOSAL 1. Public water and sewer utilities are available in the area to serve the site. 1. Public water and sewer utilities are available in the area to serve the site. 1. At the requested density will a dereage of 18 of acres, up to 9 dwelling units could be proposed on the subject property. The development of attached dwellings would add approximately 110 vehicle trips per day to the street system and about 6 children under the age of 18 to the school system. The applicant has submitted the attached preliminary development plan showing 10 attached dwelling units, which will not be permitted unless the surveyed acceage of the property is over 2 acres. 3. The impact of the recommendation. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. This impact to a dipacent proposas low density residential uses and slope protection	Staff Recomm. (Abbr.):			
1. PR zoning at the requested density is compatible with the surrounding residential development and is consistent with the sector plan proposal for the site. The site has mostly moderate and few severe slopes, so is developable at the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed density is minimal. At 3 du/ac, the total number of units that could be proposed would be 4 less units than at the requested density. 3. 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 traffic, drainage, access, topography, lot layout and other development concerns can be addressed. THE EFFECTS OF THE PROPOSAL 1. Public water and sewer utilities are available in the area to serve the site. 2. At the requested density on the potnet as submitted the attached preliminary development plan showing 10 attached dwelling units, which will not be permitted unless the surveyed acreage of the property is over 2 acres. 3. The impact on adjacent properties will be minimized during the required use on review/concept plan process. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The southwest County Sector Plan proposal. 2. The impact on adjacent properties will be enquired to submit a concept plan/use on review development. 3. The impact on adjacent properties developer will be required to submit a concept plan/use on review development. The plan will show the property's proposed. I	Staff Recomm. (Full):	will have a minin prevailing densit	nal impact on surrounding prope	rties. Although the density is slightly higher than the
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Southwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the recommendation. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal. Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern 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. MPC Action: Approved MPC Meeting Date: 12/13/2007 Details of MPC action: APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre Date of MPC Approval: 12/13/2007 Date of Denial: Postponements:	Comments:	 PR zoning at is consistent with slopes, so is dev portions of the si Although the the additional im could be proposed PR zoning wi property. During and other develor THE EFFECTS of Public water at At the request proposed on the 110 vehicle trips system. The app dwelling units, w The impact of 	the requested density is comparent the sector plan proposal for the velopable at the proposed densities with the proposed attached density is slightly higher than the pact of the increased density is ed would be 4 less units than at II require MPC use on review aports this review, potential issues support concerns can be address of THE PROPOSAL and sewer utilities are available sted density and reported acreage subject property. The development has submitted the attached hich will not be permitted unless the density of the street system and plicant has submitted the attached hich will not be permitted unless the density and reported acreage subject performance.	 ible with the surrounding residential development and e site. The site has mostly moderate and few severe y, especially when it can be clustered in the flatter evelopment. e prevailing density in the area, the site is very small, so minimal. At 3 du/ac, the total number of units that the requested density. proval of site plans prior to any development of the ch as traffic, drainage, access, topography, lot layout sed. in the area to serve the site. e of 1.95 acres, up to 9 dwelling units could be nent of attached dwellings would add approximately d about 6 children under the age of 18 to the school ed preliminary development plan showing 10 attached the surveyed acreage of the property is over 2 acres.
Details of MPC action: Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre Date of MPC Approval: 12/13/2007 Date of Denial: Postponements:	 The Southwest County Sector Plan proposes low density residensite, consistent with the recommendation. The site is located within the Planned Growth Area on the Knoxy Policy Plan map. This request may generate similar requests for residential zoning with the low density residential sector plan proposal. Upon final approval of the rezoning, the developer will be required to review development plan prior to the property's development. The proposed lot pattern and street network and will also identify the typ constructed. Grading and drainage plans may also be required at the structure of the sector plans and the sector plans may also be required at the sector plan property with the typ constructed. 		low density residential uses and slope protection for the Area on the Knoxville-Knox County-Farragut Growth or residential zoning in this area in the future, consistent sal. er will be required to submit a concept plan/use on levelopment. The plan will show the property's also identify the types of residential units that may be	
Summary of MPC action:APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acreDate of MPC Approval:12/13/2007Date of Denial:Postponements:	MPC Action:	-		MPC Meeting Date: 12/13/2007
Date of MPC Approval: 12/13/2007 Date of Denial: Postponements:	Details of MPC action:			
Date of MPC Approval: 12/13/2007 Date of Denial: Postponements:	Summary of MPC action:	APPROVE PR (I	Planned Residential) at a densit	/ up to 5 dwelling units per acre
Date of Withdrawal: Withdrawn prior to publication?: O Action Appealed?:	Date of MPC Approval:			
	Date of Withdrawal:		Withdrawn prior to publi	cation?: 🔲 Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission			
Date of Legislative Action:	1/28/2008	Date of Legislative Action, Second Reading:	3/24/2008	
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Postponed	Disposition of Case, Second Reading:	Approved	
If "Other": Postponed 1/28, 2/25		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		