

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

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 with 27' of pavement width within 160' or more of right of way.

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.:

MPC ACTION AND DISPOSITION**Planner In Charge:** Michael Brusseau**Staff Recomm. (Abbr.):** APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 5 du/ac.**Staff Recomm. (Full):** PR zoning at the requested density allows this site to be developed with up to 9 residential units, which 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 attached development.
2. 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. 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 and reported acreage of 1.95 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 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 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:****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:****Date of Withdrawal:****Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/28/2008

Ordinance Number:

Disposition of Case: Postponed

If "Other": Postponed 1/28, 2/25

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 3/24/2008

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: