

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-I-03-RZ **Related File Number:** 12-A-03-SP
Application Filed: 11/10/2003 **Date of Revision:**
Applicant: FUAD REVEIZ
Owner:

PROPERTY INFORMATION

General Location: Northeast side Reagan Dr., southeast side Coward Mill Rd.
Other Parcel Info.:
Tax ID Number: 90 75.01 **Jurisdiction:** County
Size of Tract: 20.36 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential development **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
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:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): DENY PR (Planned Residential) zoning, based on the sector plan recommendation.

Staff Recomm. (Full): PR zoning is not appropriate in this area, which is designated for light industrial uses. There are sites to the north and west of this site that are proposed for low density residential uses and would be more appropriate for subdivision development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is not consistent with the sector plan designation of light industrial for the property.
2. The light industrial designation should be maintained in order to reserve land for light industrial purposes.
3. The site is inappropriate for residential uses because of the nearby industrial uses and zoning. The industrial uses may have a negative impact on the future residents of this proposed development. The future residents also may help prevent any future zoning changes for light industrial uses, as proposed by the sector plan.
4. Land designated for low density residential development is located directly to the north and west of this site. The light industrial designation should remain intact on the south side of Coward Mill Rd. and the east side of Reagan Rd.

THE EFFECTS OF THE PROPOSAL

- 1. Public water utilities are available to serve the site. Public sewer is not available directly at the subject property. Sewer would have to be extended more than 1200 feet from the south along Reagan Rd. to connect to this development.
- 2. If developed at 3 du/ac, this development would add approximately 610 vehicle trips per day to the street system and up to 28 school aged children to the school system.
- 3. If approved, this proposal could affect the chances for industrial development of the nearby properties designated by the sector plan for light industrial uses. With regard to existing residential development adjacent to this site, this proposal is generally compatible and would have minimal impact.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The recently updated Northwest County Sector Plan proposes light industrial uses for this site, inconsistent with the proposal. As stated in the attached letter from Mr. James Harrison, Executive Vice President with the Development Corporation of Knox County, "Knox County has a limited amount of land available for industrial purposes." The Development Corporation supports maintaining the property for industrial development as called for in the adopted Northwest County Sector Plan.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. If approved, this proposal could lead to future requests for low density residential zoning within the area designated for light industrial uses, as well as within the area to the north and west, that is designated for low density residential uses.

MPC Action: Denied

MPC Meeting Date: 12/11/2003

Details of MPC action:

Summary of MPC action: DENY PR (Planned Residential)

Date of MPC Approval: Date of Denial: 12/11/2003

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 12/16/2003

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 1/26/2004

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Appeal approved. Approved PR at 1-3 du/ac

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: