

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-M-03-RZ **Related File Number:**
Application Filed: 11/24/2003 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: Northeast side Sands Rd., northeast of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 PART OF 272,273, OTHER: AND ALL OF 274 **Jurisdiction:** County
Size of Tract: 14.5 acres
Accessibility: Access is via Sands Rd., a local street with 15' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 1 to 4 dwellings per acre
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located within a residential area that includes both a mobile home park and single family residences on large lots. Surrounding zoning is A, RA RP-1, R-1 and RB.

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

Street: 2728 Sands Rd
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:
Extension of Zone: No
History of Zoning: Property was denied PR zoning at 12 du/ac in May 2003. (5-G-03-RZ)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 4 dwellings per acre

Staff Recomm. (Full):

PR zoning at 1 to 4 dwellings per acre is consistent with surrounding zoning and development. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR residential development at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. PR zoning requires MPC approval of both a development plan for single family detached development as a use on review, and a concept plan, prior to development. Issues such as widening Sands Rd., can be addressed during site plan review. The current A zoning allows development at one dwelling per acre, but does not require use on review approval for residential development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. PR zoning at 4 du/ac will allow a maximum of up to 58 lots within the subdivision. This will add approximately 580 trips to the street system. Improvements to Sands Lane to a minimum pavement width of 18-20 ft. from this site to Bakertown Rd. would be needed as part of the development of this property. The applicant and the Knox County Department of Engineering and Public Works have determined there is enough right-of-way to accommodate this widening.
3. Fifty eight single family dwellings would add approximately 26 school-aged children to the school system.
4. The proposed zoning is compatible with surrounding residential development and will have minimal impact on adjacent uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential uses.
2. The subject property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to future requests for PR zoning on undeveloped properties in the area now zoned Agricultural.

MPC Action:

Approved

MPC Meeting Date: 12/11/2003

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) zoning at a density of 1 to 3 dwelling units per acre

Date of MPC Approval:

12/11/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

County Commission

Date of Legislative Action:

1/26/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved as Modified

Disposition of Case, Second Reading:

If "Other":

Amendments:

Approve PR at 1-4du/ac with condition to widen Sands Rd and improve the intersection of Sands Rd & Bakertown Rd.

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: