

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-N-07-RZ **Related File Number:**
Application Filed: 11/5/2007 **Date of Revision:** 12/19/2007
Applicant: MJM DEVELOPMENT

PROPERTY INFORMATION

General Location: North side Stanley Rd., southwest of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 66 113 & PART OF 113.05 **OTHER:** MAP ON FILE AT M **Jurisdiction:** County
Size of Tract: 25.8 acres
Accessibility: Access is via Stanley Rd., a local street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an established residential area that has developed under A, PR and RB zoning.

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

Street: 7846 Stanley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and PR (Planned Residential) @ 3 du/ac.
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 4du/ac.
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjoining property was recently rezoned to PR at 3 du/ac.

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density up to 3.3 du/ac.

Staff Recomm. (Full):

PR zoning at up to 3.3 du/ac. is consistent with the sector plan proposal for low density residential use. The applicant has stated on this application that this site will be developed with the adjoining PR zoned property at an overall density of 3.3 du/ac.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. PR zoning at the recommended density is compatible with the surrounding development in the area.
- 2. PR is a logical extension of zoning from the east and north.
- 3. PR zoning requires development plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. At the recommended density, up to 76 dwelling units could be proposed on the subject property, which, if developed with single family detached dwellings, could generate up to 805 additional vehicle trips per day and could add up to 40 children under the age of 18 to the school system.
- 3. The applicant is proposing to develop this site with the adjoining PR zoned property. A traffic study may be required as part of the use on review / concept plan submittal if deemed necessary.
- 4. The proposed zoning and density would have a minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area. Property to the north is zoned PR and RB. The RB site is developed with a mobile home park.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The recently updated Northwest County Sector Plan proposes low density residential uses for this site.
- 2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. There may be future requests for low density residential zoning in this area, consistent with the Planned Growth designation and low density residential sector plan proposal.

If approved, this item will be forwarded to Knox County Commission for final action on February 26,2008. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 3.3 dwelling units per acre

Date of MPC Approval:

1/10/2008

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: 2/25/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: