CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-P-05-RZ Related File Number:

Application Filed: 11/14/2005 **Date of Revision:**

Applicant: VICTOR JERNIGAN

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side Gov. John Sevier Hwy., east of Winkle Ln.

Other Parcel Info.:

Tax ID Number: 137 02201, 02306 Jurisdiction: County

Size of Tract: 3 acres

Accessibility: Access is via W. Governor John Sevier Hwy., a two lane, major arterial street with 45' of pavement

within a 100' right-of-way, and Winkle Ln., a local street with a 16' to 17' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Condominium development Density: 1-5 du/ac

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is surrounded by rural residential and office uses that have developed under A and OA zones.

However, property to the northwest across Governor John Sevier Hwy. is zoned PR and developed with townhouses. The property adjacent to the west was approved for PR zoning by MPC at the November,

2005, meeting.

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:

Extension of Zone: Yes, as recommended at the November MPC meeting for the adjacent property. (11-M-05-RZ)

History of Zoning: None noted for this site, but adjacent property was recommended for PR zoning 11/10/2005.

PLAN INFORMATION (where applicable)

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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 5 dwellings per acre

Staff Recomm. (Full): PR zoning at 1 to 5 dwellings per acre is consistent with the recent PR zoning recommendation of the

adjacent property and is compatible with other residential development found in the area. The sector

plan proposes low density residential use for this site.

Comments: A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located on a substandard local street scheduled for improvement and has both public

water and sewer service available from Knox Chapman Utility District.

2. The availability of public water and sewer utilities supports this site's residential development with

low density residential uses under PR zoning.

B. EFFECTS OF THE PROPOSAL

- 1. The requested PR zoning at up to 5 du/ac would allow this property to be developed with the adjacent site that was recommended for PR zoning at the November MPC meeting for consideration of a maximum of 75 units. The maximum development would add approximately 750 vehicle trips per day for area roads and approximately 14 children to the area's school population. This additional 1.3 acres will have minimal impact on surrounding development.
- 2. Access is via Governor John Sevier Hwy., a two-lane, major arterial street with a 45' pavement width.
- 3. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, lot layout and other development concerns can be addressed.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1.The property and the surrounding area are proposed for low density residential development by the South County Sector Plan. Development of this site with under PR zoning for low density residential uses would be compatible with the plan.

2. The Growth Policy Plan identifies this site for Urban Growth.

MPC Action: Approved MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: APPROVAL of PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 12/8/2005 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: 1/23/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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Disposition of Case:	Approved	Disposition of Case, Second Reading:
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If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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