

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: 2-B-04-RZ **Related File Number:**
Application Filed: 1/12/2004 **Date of Revision:**
Applicant: AMERICA ONE PROPERTY SERVICES
Owner:

PROPERTY INFORMATION

General Location: South of terminus of Chukar Rd, north of Piney Grove Church Rd.
Other Parcel Info.:
Tax ID Number: 92 P D 009 **Jurisdiction:** City
Size of Tract: 4.9 acres
Accessibility: Access is via Chukar Rd., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family housing **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is the last remaining undeveloped parcel of Quail Hollow subdivision, a single family development zoned R-1.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

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 RP-1 (Planned Residential) zoning.
APPROVE a density of 1 to 3.5 du/ac.

Staff Recomm. (Full): RP-1 zoning at 1 to 3.5 du./ac is compatible with surrounding residential zoning and development. The zoning will permit MPC consideration of a development proposal for the remainder of this single family subdivision in a manner consistent with surrounding development and compatible with the drainage way through the site. The sector plan proposes low density residential use for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The RP-1 zoning at a density of up to 3.5 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. RP-1 zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.
3. The RP-1 zoning will allow development similar to surrounding residential uses that include townhouses, duplexes and single family subdivisions.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning would allow the property to be developed with a maximum of 17 dwelling units. Approximately 170 new vehicle trips would be generated and approximately 6 school-aged children would be added to the school system.
3. The PR zoning and 1-3.5 density would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area. The applicant has submitted the attached subdivision sketch in support of this zoning proposal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The proposed zoning and density are consistent with the low density residential uses proposed for this area by the Northwest County Sector Plan.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 to 3.5 dwelling units per acre

Date of MPC Approval: 2/12/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 3/16/2004 Date of Legislative Action, Second Reading: 3/30/2004

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: