CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 2-G-03-RZ Related File Number:

Application Filed: 1/14/2003 Date of Revision:

Applicant: RALPH TEAGUE

Owner:



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

PROPERTY INFORMATION

General Location: North and south side E. Copeland Dr. northeast of Heiskell Rd.

Other Parcel Info.:

Tax ID Number: 46 159.01,160 Jurisdiction: County

Size of Tract: 37.5 acres

Access is via Copeland Rd., a major collector street with 18' 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 detached subdivision Density: 1 to 3 du/ac

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Rural Area

Neighborhood Context: This property is within a predominantly rural residential area of scattered single family housing that has

developed under A and RA zones

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

Street: 205 E Copeland Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) and A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: Yes

History of Zoning: None noted for this site, but other property in the area was zoned PR at 3 du/ac in1994. (4-Y-94-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:30 PM Page 1 of 3

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

APPROVE PR (Planned Residential) zoning Staff Recomm. (Abbr.):

APPROVE a density of 1 to 3 dwellings per acre

Staff Recomm. (Full): PR zoning is compatible with surrounding residential zoning and development. The sector plan

proposes low density residential, agricultural /Rural Residential and slope protection for this property.

A NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. This site is located on a major collector street and has both public water and sewer service

available from the Hallsdale Powell Utility District.

2. The availability of these utilities support this site's more intensive residential development. Additional development in the area would also be appropriate given the current level of those public services.

B. EFFECTS OF THE PROPOSAL

- 1. This proposal would allow consideration of a maximum of 112 units on this site where urban services, including public water and sewer, are being provided. The maximum development would add approximately 1120 vehicle trips per day for area roads, and add approximately 61 children to the area's school population. However, there are steep slopes on portions of the site which will likely prohibit development at the maximum density requested.
- 3. Access is via Copeland Dr., a major collector street with only 18' pavement width. The Copeland Dr pavement should be widened to 20' to safely accommodate the additional traffic generated by this site's development.
- 4. A traffic impact analysis of any development proposal shall be provided that identifies needed road improvements and states how those improvements will be implemented.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

- 1. The Growth Policy Plan allows consideration of PR zoning at up to 3 dwellings per acre where urban services are available, and the development will not unreasonably impact traffic flow from the subject site through the Planned Growth Area. .
- 2. The North County Sector Plan supports low density residential, agricultural/rural residential development and slope protection for this site where urban services, such as adequate roads and utilities, are provided. Density may need to be lower on the slope protection area. This can be addressed at the development process.

MPC Action: Approved MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 2/13/2003 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: 3/24/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

1/31/2007 12:30 PM Page 2 of 3

If "Other":	If "Other":
Amendments:	Amendme

Amendments:

Date of Legislative Appeal: **Effective Date of Ordinance:**

1/31/2007 12:30 PM Page 3 of 3