

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-G-04-RZ **Related File Number:**
Application Filed: 1/13/2004 **Date of Revision:**
Applicant: MCCAMPBELL DRIVE PARTNERSHIP, LLC
Owner:

PROPERTY INFORMATION

General Location: South side McCampbell Dr., northwest of Washington Pike
Other Parcel Info.:
Tax ID Number: 49 088 **Jurisdiction:** County
Size of Tract: 106 acres
Accessibility: Access is via McCampbell Rd., a local street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Low density residential development **Density:** 4 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This undeveloped site is within an emerging residential area that is developing under RB and PR zones.

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

Street: 5304 McCampbell Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) and I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property to the north and east has been zoned PR for subdivision development in last 5 years.

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 du/ac is consistent with adjacent residential zoning and development and is more compatible with surrounding residential development than the current Industrial and RB zoning on the site. The sector plan proposes rural residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The PR zoning at a density of up to 4 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, lot layout and other development concerns can be addressed.
3. The PR 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 424 dwelling units. Approximately 4,240 new vehicle trips would be generated and approximately 182 school-aged children would be added to the school system. A traffic impact study would be required with any development proposal submitted to MPC.
3. The PR zoning and 1-4 density would impact surrounding properties, but it is compatible with the scale and intensity of other development and zoning in the area. Development of the site under it's present I and RB zoning would also impact surrounding uses and could be done in a manner that would be out of character with the established development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and density are not consistent with the rural residential use proposed for this site, but are consistent with the adjoining areas to the north and east which are proposed by the North City Sector Plan for low density residential. The request is an extension of that low density residential pattern.
2. The site is located within the Urban Growth Area 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 PR (Planned Residential) at a density of 1 to 4 dwellings 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: County Commission

Date of Legislative Action: 3/22/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: