

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-H-02-RZ **Related File Number:** 2-A-02-SP
Application Filed: 1/14/2002 **Date of Revision:**
Applicant: CARDINAL ENTERPRISES, INC.
Owner:

PROPERTY INFORMATION

General Location: Northwest side of E. Governor John Sevier Hwy., south of Holbert Ln.
Other Parcel Info.:
Tax ID Number: 83 048 **Jurisdiction:** County
Size of Tract: 33.3 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural.
Surrounding Land Use:
Proposed Use: Medium density residential development. **Density:** 8 du/ac
Sector Plan: East County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 4613 E Governor John Sevier Hwy
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: LI zoning was denied by MPC for this property on 11/9/2000. (11-O-00-RZ)
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1-5 du/ac.

Staff Recomm. (Full): PR zoning permits development consistent with the current sector plan designation and allows the applicant reasonable use of the property.

Comments: Low density residential development would be compatible with the scale and intensity of residential development across the river from this site and will have less impact on adjacent residential properties that front on E. Governor John Sevier Highway. As an alternative to the applicant's request, PR zoning at 1-5 du/ac would allow for development of up to 166 dwelling units on this 33-acre site. PR zoning allows the staff to review a development plan as a use on review prior to development. A concept plan review will also be required if the property is to be subdivided into individual lots. During these reviews, the staff will address issues such as access, sight distance, drainage runoff to the river, as well as other factors related to development of this site. TDOT must approve any proposed curb cuts to the development prior to plan approval because E. Governor John Sevier Highway is a state road. Sanitary sewer is not currently available to the site, although KUB has sewer lines nearby. Sewer will have to be extended to this site from the south or north prior to any development at the recommended density.

The applicant stated on the phone that if the requested density of 1 to 8 du/ac was approved, the property would likely be developed with attached condominium units at 2 or 3 bedrooms each, with up to 5 units per building. Based on that density and type of development, each unit will generate 0.302 school age children, producing an estimated 80 school-aged children that will need to be accommodated by the school system. The applicant's proposed density of 1-8 du/ac will add an estimated 2,398 daily vehicle trips to E. Governor John Sevier Highway.

MPC Action: Approved

MPC Meeting Date: 2/14/2002

Details of MPC action:

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

Date of MPC Approval: 2/14/2002

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: 3/25/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: