CASE SUMMARY

APPLICATION TYPE: REZONING

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

Application Filed: 1/13/2003 Date of Revision:

Applicant: MALLARD BAY PARTNERSHIP

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: East end of Mallard Bay Dr., east of Harvey Rd.

Other Parcel Info.:

Tax ID Number: 162 48 Jurisdiction: County

Size of Tract: 74.2 acres

Access is via Mallard Bay Dr., and Distant View Ln., both local streets with 26' pavement widths within

50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

Surrounding Land Use:

Proposed Use: Single family detached residential subdivision Density: 2 du/ac

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within the area of Southwest Knox County that is developing with low density residential

uses under PR zoning.

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

Street: 12581 Mallard Bay Dr

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: None noted

Extension of Zone: Yes

History of Zoning: None noted for this site, but adjacent property was zoned PR in 1993. (3-K-93-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 2 dwellings per acre

Staff Recomm. (Full): PR zoning at 2 dwellings per acre is consistent with other residential zoning and 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. The subject property is in an area of single family housing on large individual lots and within

subdivisions. This proposal would allow this pattern to continue.

2. Properties in the surrounding area have been rezoned for development under PR zoning.

B. EFFECTS OF THE PROPOSAL

1. The site is served by public water and sewer and has access to local streets with 26' of pavement This level of public services should not be severely impacted by this zone change. The maximum development of the site under PR would result in 91 lots, add 910 vehicle trips per day for area roads, and add 38 children to the area schools.

2. PR zoning permits development that would be compatible with the scale and intensity of surrounding residential uses and permits an opportunity to review the environmental constraints of the site that include the steep slopes.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Residential uses permitted by PR zoning at 2 dwellings per acre will be compatible with the level of public services---utilities, roads and schools---available to the area.

2. The rezoning request is supported by the sector plan, which proposes low density residential use for this property.

3. The area's established low-density residential pattern is appropriate for continued rezonings to PR and other zones that permit such development.

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 2 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:

If "Other":

Amendments: Amendments:

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Date	of	l ea	isla	itive	Αn	neal	•

Effective Date of Ordinance:

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