CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:2-I-05-RZApplication Filed:1/12/2005Applicant:DON DUNCANOwner:Constant

PROPERTY INFORMATION

General Location:	Northeast side Mayes Chapel Rd., southwest of Norris Fwy., southeast end of Holly Berry Rd.		
Other Parcel Info.:			
Tax ID Number:	38 068 (PORTION ZONED A)	Jurisdiction:	County
Size of Tract:	20 acres		
Accessibility:	Access is through the adjacent subdivision via Holly Berry Dr., a local street with 25' of pavement width within 50' of right of way. The main access to the development is from Norris Fwy., a minor arterial street with 20' of pavement width within 240' of right of way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Condominiums and single family residential		Density: 5 du/ac
Sector Plan:	North County	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area has been developed with low to medium density residential uses under A, RA, RAE and PR zoning.		

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

Street:

7614 Mayes Chapel Rd

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:	MPC zoned adjacent property PR @ 1-5 du/ac on 5/9/02 (5-H-02-RZ).
Extension of Zone:	Yes, extension of PR from the north and east.
History of Zoning:	MPC approved PR zoning at 1-5 du/ac for the properties to the north and east on 5/9/02 (5-H-02-RZ).

PLAN INFORMATION (where applicable)

Current 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 to 5 du/ac.		
Staff Recomm. (Full):	PR at the requested density is a logical extension of zoning from the north and east and is compatible with surrounding development. The sector plan proposes low density residential uses for the site.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL PR zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. Other properties in this area are developed with low and medium density residential uses under A, PR, RA and RAE zoning. PR at the recommended density is a logical extension of zoning and density from the north and east. The proposed rezoning will allow expansion of Hannah's Grove Subdivision from the north. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed. 		
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available in the area to serve this site. At the recommended acreage and density, up to 115 additional dwelling units could be proposed for the overall development. The development of single family detached dwellings would add approximately 1,150 vehicle trips per day to the street system and about 75 children under the age of 18 to the school system. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development. MPC staff may require a secondary access point to Mayes Chapel Rd., in order to provide more direct access to Emory Rd. to the south and provide another ingress/egress point to the subdivision. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. 		
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The North County Sector Plan proposes low density residential uses for the site, consistent with the proposal. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal. 		
	Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.		
MPC Action:	Approved MPC Meeting Date: 2/10/2005		
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre		

Date of MPC Approval:

2/10/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	3/28/2005	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: