

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 2-L-03-RZ                      **Related File Number:**  
**Application Filed:** 1/13/2003              **Date of Revision:**  
**Applicant:** WINSTON COX  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North and south sides S. Northshore Dr., west of Harvey Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 169 8    **Jurisdiction:** County  
**Size of Tract:** 24 acres  
**Accessibility:** Access is via S. Northshore Dr., a minor arterial street and Harvey Rd., a major collector street, each with 20' of pavement within 40' rights-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land / agriculture  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential    **Density:** 3 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 low density residential area of southwest Knox County that is developing under PR zoning.

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

**Street:** 12917 S Northshore 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:** No  
**History of Zoning:** None for this site, but property to the southeast was zoned PR at 3 du/ac in 1999. (12-E-99-RZ)

### 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 3 dwellings per acre

Staff Recomm. (Full): PR zoning at 3 dwellings per acre is consistent with other recent rezonings and development occurring in the area. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern. Other properties in the area have been developed at low densities under PR zoning.  
2. Changing the zoning from Agricultural to PR at 1 to 3 dwellings per acre is consistent with the sector plan proposal for PR density and would allow development similar to what has occurred in nearby subdivisions.  
3. This rezoning will further the transition in this area from rural to low density residential development.

### THE EFFECTS OF THE PROPOSAL

1. The PR zone would permit residential development similar to that permitted on properties in the area zoned PR.
2. PR zoning at 1 to 3 dwellings per acre would be compatible with the scale and intensity of adjacent properties.
3. Maximum development under PR zoning at 3 du/ac would add 72 housing units, generate approximately 720 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 30 children.
4. Since the property is in both Knox and Loudoun Counties, any proposed subdivision will need to show the development proposal within both jurisdictions to ensure cooperation between jurisdictions and minimum subdivision regulation compliance.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PR zoning at the density requested will permit consideration of uses compatible with the water, sewer, and street systems available to serve the site.
2. Other Agricultural zoned property in the area could be rezoned to PR at 1 to 3 dwellings per acre and stay within the policies and guidelines of the adopted sector plan for the area.
3. This zoning change will help to strengthen the low density residential character of the area.

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

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**