

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-M-03-RZ **Related File Number:**
Application Filed: 1/13/2003 **Date of Revision:**
Applicant: JOHN L. MONTGOMERY, JR.
Owner:

PROPERTY INFORMATION

General Location: Northwest side Harvey Rd., southwest of Amber Glades Ln.
Other Parcel Info.:
Tax ID Number: 162 30.07 **Jurisdiction:** County
Size of Tract: 81.1 acres
Accessibility: Access is via Harvey Rd., a major collector street with 21' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling and vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **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: 1423 Harvey 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: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other area property has been rezoned PR for low density residential development in the past several 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 3 dwellings per acre

Staff Recomm. (Full):

PR zoning at 3 dwellings per acre is consistent with other recent zoning 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 low density residential uses 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 developed on other area properties 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 243 housing units, generate approximately 2430 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 102 children.

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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: