

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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File Number: 2-M-07-RZ **Related File Number:**
Application Filed: 1/9/2007 **Date of Revision:**
Applicant: JOHN WORLEY
Owner:

PROPERTY INFORMATION

General Location: West side Shipetown Rd., south of Wyrick Rudder Dr.
Other Parcel Info.:
Tax ID Number: 42 J D 014,015,016,017 **OTHER: AND ADJOINING EASE** **Jurisdiction:** City
Size of Tract: 9 acres
Accessibility: Access is via Shipetown Rd., a two lane, local street with 18' to 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Detached residential housing **Density:** 3 du/ac.
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is on the southern edge of the Shipetown residential neighborhood, which consists of older homes, many on smaller lots (1/4 to 1 acre in size), along Shipetown Rd. southeast of Rutledge Pike and northwest of Mascot. The area is zoned Agricultural, CA and RA.

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

Street: 2127 Shipetown 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:
Extension of Zone: No
History of Zoning: None noted

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 up to 3 du/ac.

Staff Recomm. (Full): PR zoning at up to 3du/ac. is compatible with surrounding residential development and zoning. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under A , CA and RA zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the property.
3. The property is accessed from Shipetown Rd., which is classified as a local street on the major road plan.
4. 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

1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 27 dwelling units could be proposed on the subject property. The development of the proposed detached dwellings would add approximately 270 vehicle trips per day to the street system and about 16 children under the age of 18 to the school system.
3. The applicant will be expected to work with MPC and Knox County Engineering to address any traffic safety concerns with the development of and access to this site.
4. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.
5. 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 Northeast County Sector Plan proposes low density residential uses for the site, consistent with this 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 PR zoning in this area in the future on properties which are designated for low density residential uses by the sector plan.

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: 2/8/2007

Details of MPC action:

Summary of MPC action: PR (Planned Residential) at a density up to 3 dwelling units per acre

Date of MPC Approval: 2/8/2007

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: 3/26/2007

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: