

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-N-05-RZ **Related File Number:**
Application Filed: 1/24/2005 **Date of Revision:**
Applicant: GREG SMITH
Owner:

PROPERTY INFORMATION

General Location: Southeast side Nubbin Ridge Rd., northeast of Wildtree Ln.
Other Parcel Info.:
Tax ID Number: 133 065 **Jurisdiction:** County
Size of Tract: 18.21 acres
Accessibility: Access is via Nubbin Ridge Rd., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by low density residential development that has occurred under RA and PR zones.

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

Street: 8300 Nubbin Ridge 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 property in the area has been rezoned to PR and RA for low density residential use in the recent 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 4 dwellings per acre

Staff Recomm. (Full):

PR zoning at 1 to 4 du/ac. is compatible with surrounding residential zoning and development. The sector plan proposes low density residential use for this site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The subject property is located along Nubbin Ridge Rd., a major collector street, and surrounded by low density residential development, making it appropriate for low density residential uses. However, there may be sight distance issues with the access to Nubbin Ridge Rd. that will have to be addressed.
3. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
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, access sight distance, drainage, 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 this site.
2. At the recommended acreage and density, up to 73 dwelling units could be developed on the subject property. The development of single family attached dwellings would add approximately 730 vehicle trips per day to the street system and about 60 children under the age of 18 to the school system.
3. Under the recommended PR zoning and density, the impact to adjacent properties will be minimized through the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest 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 of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning on Agricultural-zoned properties in this area in the future, consistent with the 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 4 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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: