# CASE SUMMARY

APPLICATION TYPE: REZONING



KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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#### Owner:

# PROPERTY INFORMATION

General Location:	East and west side Thompson Rd., south of Hardin Valley Rd.		
Other Parcel Info.:			
Tax ID Number:	104 141	Jurisdiction:	County
Size of Tract:	27.8 acres		
Accessibility:	Access is via Thompson Rd., a local street with 16' to 17' of pavement within a 40' right-of-way.		

# GENERAL LAND USE INFORMATION Existing Land Use: Vacant land Surrounding Land Use: Density: 100 3 du/ac. Proposed Use: Subdivision Subdivision Sector Plan: Northwest County Sector Plan Designation: Growth Policy Plan: Planned Growth Area Neighborhood Context: This site is located in a rural residential developed area that has recently been in transition to low density residential subdivision development under RA and PR zoning.

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

Street:

2216 Thompson Rd.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) & A (Agricultural)/TO (Technology Overlay)		
Former Zoning:			
Requested Zoning:	PR (Planned Residential) & PR (Planned Residential)/TO (Technology Overlay)		
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: Variances Requested: No. of Lots Approved: 0

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 only for the portion of parcel 141 east of Thompson Rd. DENY PR for the remainder of parcel 141 APPROVE a density of 1 to 3 dwellings per acre			
Staff Recomm. (Full):	PR zoning at 1 to 3 du/ac is consistent with other recent rezonings in the area. The sector plan proposes low density residential use and slope protection for the east side of Thompson Rd. and business and technology park fo the west side. Additional property needs to be incorporated with the portion of parcel 141 west of Thompson Rd. to make this a developable site. This tract has a shallow depth and is crossed by a stream, factors which make development problematic for any intense use.			
Comments:	<ol> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>The PR zoning at a density of 1 to 3 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.</li> <li>PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, lot layout and other development concerns can be addressed, including the widening of Thompson Rd from this development to Hardin Valley Rd.</li> <li>The PR zoning will allow development similar to surrounding residential uses that include a recently approved single family subdivision.</li> </ol>			
	<ol> <li>THE EFFECTS OF THE PROPOSAL</li> <li>Public water and sewer utilities are available to serve the site.</li> <li>The proposed zoning would allow the property to be developed with a maximum of 83 dwelling units. Approximately 830 new vehicle trips would be generated and approximately 37 school-aged children would be added to the school system.</li> <li>PR zoning at 1 to 3 units per acre density would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other recent residential development and rezoning in the area.</li> <li>A stream flows through the property along the west side of Thompson Rd that will make the development of that portion of the site problematic. For this reason, and the fact that this portion of the site has shallow depth, PR zoning should be denied on the west side of Thompson Rd. Additional property needs to be added to the west side of Thompson Rd. to make a developable tract for any intense use.</li> <li>The developer of this property is put on notice that any development proposal will need to address possible improvements to Thompson Rd., including the widening of the existing pavement. The development of the property at the allowable density will not be permitted unless roadway and access issues are adequately addressed.</li> </ol>			
	<ol> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>The proposed zoning and density are consistent with the Low Density Residential use proposed for most of this site by the Northwest County Sector Plan.</li> <li>The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.</li> <li>The portion of the site on the west side of Thompson Rd. is located within the Technology Overlay and requires approval of a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority.</li> </ol>			
MPC Action:	Approved MPC Meeting Date: 2/12/2004			
Details of MPC action:				
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre for the east side of			

	Thompson Road and PR/TO (Planned Residential/Technology Overlay) at a density of 1 to 1.5 on the west side of Thompson Road					
Date of MPC Approval:	2/12/2004	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:	3/22/2004	Date of Legislative Act	tion, Second Reading:			
Ordinance Number:		Other Ordinance Num	ber References:			
Disposition of Case:	Approved	Disposition of Case, S	econd Reading:			
If "Other":		If "Other":				
Amendments:		Amendments:				
Date of Legislative Appeal:		Effective Date of Ordir	nance:			