

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-W-02-RZ **Related File Number:**
Application Filed: 1/29/2002 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side S Northshore Dr., southeast of Knightsbridge Dr.
Other Parcel Info.:
Tax ID Number: 145 16, 17 **Jurisdiction:** County
Size of Tract: 14 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 1 to 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by residential development that has occurred within A, RA and PR zones.

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

Street:
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: Property was denied PR zoning in 1996. (12-P-96-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: kp

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 2 dwelling units per acre (applicant requested 1- 5)

Staff Recomm. (Full): PR zoning at 1 to 2 dwellings per acre is consistent with other nearby residential zoning and development and is better suited to this property's development, given the presence of sinkholes and a power line on the site. The sector plan proposes low density residential use for this site.

Comments: A previous request for PR was opposed by neighborhood representatives and denied by County Commission because of flooding caused by sinkholes on portions of this site and nearby properties. The sinkholes are located on the eastern end of the site, where most of the flooding has occurred. Toward the front of the property is a TVA power line easement that extends in a north-south direction. Both of these constraints--the sinkholes and the power line easement--are factors that limit the density that should be permitted on this site. The PR zone requires the preparation of a site plan that can be reviewed by the Planning Commission and neighboring property owners to ensure that drainage issues and development near the power line easement are adequately addressed. The placement of residential structures and roads in the development will be especially important to ensure that the area's drainage pattern is not adversely impacted. An attached map shows the location of the sinkholes and the power line easement on this property.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 2/14/02

Date of Withdrawal: 3/14/2002 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: