# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 3-A-06-RZ Related File Number:

Application Filed: 2/9/2006 Date of Revision:

Applicant: ANDREW SMIDDY

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### **PROPERTY INFORMATION**

**General Location:** Southeast side Dante Rd., northeast of Kern Rd.

Other Parcel Info.:

Tax ID Number: 57 K C 023 Jurisdiction: County

Size of Tract: 2.7 acres

Accessibility: Access is via Dante Rd., a two lane, minor arterial street with 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

**Surrounding Land Use:** 

Proposed Use: Single family residential Density: 1 to 5

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within an older neighborhood that has developed under RA and RB zoning, with newer

residential development to the east within PR zoning.

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

Street: 408 Dante Rd.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: Property was denied MDR and PR zoning in 2002. (4-D-02-SP/4-R-02-RZ)

Extension of Zone: No

**History of Zoning:** Property was denied MDR designation and PR zoning in 2002. (4-R-02-RZ/4-C-02-SP)

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## 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 5 du/ac.

Staff Recomm. (Full): PR zoning at up to 5 du/ac is consistent with other RA and PR zoning and residential development

found in the area. The sector plan supports 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, RA and PR

zoning.

2. PR zoning at 1 to 5 du/ac will allow consideration of 13 units on this site, which is a higher density

that surrounding residential uses, but consistent with the LDR sector plan designation.

3. 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 sight distance,

topography, lot layout, density 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. The density proposed permits 13 units which will add 130 vehicle trips per day to area streets, and approximately 7 school aged children to the area population.

3. 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.

4. The PR zone requires MPC approval of a development layout prior to construction. During this process any development constraints of this long, narrow site will have to be addressed.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site.

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 proposed 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: 3/9/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval: 3/9/2006 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: 4/17/2006 Date of Legislative Action, Second Reading:

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Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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