

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: 3-A-07-RZ **Related File Number:**
Application Filed: 2/12/2007 **Date of Revision:**
Applicant: WALTER R. LANE

PROPERTY INFORMATION

General Location: Northwest side Nubbin Ridge Rd., northeast of Ferncliff Way
Other Parcel Info.:
Tax ID Number: 133 051 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Nubbin Ridge Rd., a two lane, major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 3.5 du/ac.
Sector Plan: Southwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is being developed with the adjoining subdivision under PR zoning.

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

Street: 8449 Nubbin Ridge Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 2.2 du/ac.
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 3.5 du/ac.
Previous Requests: Rezoned to PR @ 2.2 du/ac (11-B-00-RZ).
Extension of Zone: Yes
History of Zoning: Property was zoned PR @2.2 du/ac. In 2000. (11-B-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 at a density up to 3.5 du/ac.

Staff Recomm. (Full):

This density is compatible with the adjoining residential density and will allow this site to be developed with the adjoining property as shown on the concept plan under consideration by staff.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The PR zoning at a density of up to 3.5 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.
- 3. The PR zoning will allow development similar to surrounding residential uses that include townhouses, duplexes and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposed zoning density increase would allow this site to be developed with the adjoining property as, all or portions of, 4 lots within a 16 lot subdivision. (See attached concept plan.) Approximately 160 new vehicle trips would be generated and approximately 6 school-aged children would be added to the school system from this completed development.
- 3. The PR zoning at up to 3.5 density would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed zoning and density are consistent with the low density residential uses proposed for this area by the Southwest County Sector Plan.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 3/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) a density up to 3.5 dwelling units per acre

Date of MPC Approval:

3/8/2007

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:

4/16/2007

Date of Legislative Action, Second Reading: 5/29/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: