

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-E-03-RZ **Related File Number:**
Application Filed: 2/11/2003 **Date of Revision:**
Applicant: ATB INVESTMENTS, L.P.
Owner:

PROPERTY INFORMATION

General Location: Northeast side S. Northshore Dr., north of Sandpiper Ln.
Other Parcel Info.:
Tax ID Number: 153 079 **Jurisdiction:** County
Size of Tract: 11.29 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 22' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Residential **Density:** 4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in an area of single family development that has occurred under RA, PR, and Agricultural zoning.

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

Street: 10509 S Northshore Dr
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:
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjoining property has been zoned for RA and PR for subdivision development.

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 2 dwellings per acre. (Applicant requests 1 to 4 units per acre.)

Staff Recomm. (Full): PR zoning at 1 to 2 dwellings per acre is consistent 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. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. The site has direct access to a major arterial street.
3. PR rezoning would allow residential development that is compatible with surrounding residential development.

THE EFFECTS OF THE PROPOSAL

1. The maximum development potential of the site under PR zoning at the requested 1 to 4 du/ac would result in the building of 45 residential units. This would generate approximately 450 additional vehicle trips per day for area streets and add approximately 18 school age children to the school system.
2. Public water and sewer utilities are available to the site.
3. PR zoning at the recommended density range permits development that would be compatible with the scale and intensity of surrounding residential uses.
4. Development proposals for this site will need to include access that aligns with Riverlake Dr. to the west.
5. Residents of the area have stated that there are drainage problems in the area. Such problems can be addressed with any development proposal of for this site through the subdivision process and the review of a development plan as required under PR zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended zoning and density is consistent with the Southwest County Sector Plan proposal of Low Density Residential uses for this property.
2. The area's established low density residential pattern is appropriate for continued rezoning requests for PR at densities similar to this request.
3. The Knoxville-Knox County Growth Policy Plan designates this site for Planned Growth.

MPC Action: Approved

MPC Meeting Date: 4/10/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 2 dwelling units per acre

Date of MPC Approval: 4/10/2003

Date of Denial:

Postponements: 3/13/2003

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 5/27/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: