CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-E-08-RZ Related File Number:

Application Filed: 1/31/2008 **Date of Revision:**

Applicant: BREAKTHROUGH CORP. INC.



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side Maryville Pike, southwest of Woodson Dr.

Other Parcel Info.:

Tax ID Number: 122 K C 034 OTHER: PART ZONED RA Jurisdiction: County

Size of Tract: 4.55 acres

Access is via Maryville Pike, a two lane, minor arterial street with 22' of pavement with a 60' right-of-

way, and Thurman and Carolyn Lanes, both local streets with 15' pavement widths within 40' rights-of-

way that end at this site, but whose pavement sections do not extend to this property.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached residential subdivision Density: 3 du/ac

Sector Plan: South County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This vacant land is within an older residential area that has occurred under RA zoning, and includes

nearby businesses along Maryville Pike within CA, CB, and C-4 zones.

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

Street: 1805 Maryville Pike

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: None noted

Extension of Zone: No

History of Zoning: None noted for rezoning, but a 12 lot concept subdivision plat was approved for this site in 2006.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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

APPROVE PR (Planned Residential) zoning. Staff Recomm. (Abbr.):

APPROVE a density up to 3 du/ac.

Staff Recomm. (Full): PR zoning at up to 3 du/ac. is consistent with surrounding residential and commercial uses and RA, CA

and CB zones. The sector plan supports low density development at up to 5 du/ac.

A. Need and Justification for Proposal Comments:

1. This site is served by public water and sewer and can be developed in a manner consistent with

the surrounding development pattern.

2. Changing the zoning from RA to PR at up to 3 dwellings per acre is not a major increase in permitted density, but would afford the developer the opportunity to pursue some different housing

types.

Approved

B. Effects of Proposal

1. The PR zone at up to 3 du/ac. would permit residential development similar to that permitted by

the established RA zone.

2. PR zoning at 3 du/ac. is compatible to the scale and intensity of nearby RA development and

zoning and with abutting commercial uses and CA zoning.

3. Maximum development under PR zoning at 3 du/ac would add 14 housing units, generate approximately 170 more vehicle trips per day for area roads, and increase the neighborhood school

population by approximately 5 children.

C. Conformity with the General Plan and One Year Plan

1. PR zoning at 3 du/ac. will permit consideration of uses compatible with surrounding development and the water and sewer and street system available to serve the site.

2. Other RA zoned property in the area could be rezoned to PR at up to 5 du/ac and stay within the

MPC Meeting Date: 3/13/2008

policies and guidelines of the adopted plans for the area.

3. This zoning change will help to strengthen the low density residential character of the area.

Details of MPC action:

MPC Action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 3 dwelling units per acre

Date of MPC Approval: 3/13/2008 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: 4/28/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading: **Disposition of Case:** Approved

If "Other": If "Other":

Amendments: Amendments:

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Effective Date of Ordinance:

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