

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-F-01-RZ **Related File Number:**
Application Filed: 2/6/2001 **Date of Revision:**
Applicant: MCMAHAN CONSTRUCTION
Owner:

PROPERTY INFORMATION

General Location: Southwest side Ledgerwood Rd., northwest of Maynardville Pk.
Other Parcel Info.:
Tax ID Number: 28 269,269.01, 269.02 **Jurisdiction:** County
Size of Tract: 6.9 acres
Accessibility: Access is via Ledgerwood Rd., a local street with 50' of right of way and 19-20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land.
Surrounding Land Use:
Proposed Use: Condo/townhouse development. **Density:** 6.8 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential and Stream Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses along with a vocational school and some commercial uses along Maynardville Pike.

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

Street: 7511 Ledgerwood Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) and F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) and F (Floodway)
Previous Requests: None noted.
Extension of Zone: Yes. Extension of PR to the east.
History of Zoning: None noted.

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: MAB

Staff Recomm. (Abbr.): APPROVE PR zoning.
APPROVE 1-5 du/ac. (Applicant requested 6.8 du/ac)

Staff Recomm. (Full): PR zoning is appropriate because it is consistent with surrounding land uses and zoning. The density must be restricted to 1-5 du/ac because of the sector plan designation of low density residential and to remain compatible with surrounding land uses and zoning. The PR zoning will allow MPC to approve a site plan for any new development, which will allow potential grading, drainage and site distance issues to be addressed at that time.

Comments: The North County Sector Plan designates the majority of these properties for low density residential uses, except for the stream protection area along the western property lines. Only the portion of the property currently zoned RA shall be rezoned to PR (approx. 5.8 acres). The F (Floodway) portion (approx. 1.1 acres) will remain the same zoning designation.

The Floodway portion of the site may not be used for calculation of the density, only the PR portion. If approved per staff recommendation, up to 29 units (5.8 acres*5 units/acre) would be permitted, but only on the area out of the floodway zone.

In addition, the buildable area of this property will be reduced because of the flood fringe along the west property lines. According to Knox County Engineering, no fill will be permitted within approximately 60' from the centerline of the floodway, meaning that approximately 2.5 acres of the subject property may be unbuildable.

MPC Action: Approved MPC Meeting Date: 3/8/2001

Details of MPC action: Approved PR at 1-5.5 du/ac

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-5.5 dwelling units per acre and F (Floodway)

Date of MPC Approval: 3/8/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/23/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: