

# 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-G-04-RZ                      **Related File Number:**  
**Application Filed:** 2/5/2004              **Date of Revision:**  
**Applicant:** MIKE HINTON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Meredith Rd., northeast of Taylors View Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 67 166, 168.01                      **Jurisdiction:** County  
**Size of Tract:** 10 acres  
**Accessibility:** Access is via Meredith Rd., a major collector street with 19' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached single family subdivision                      **Density:** 3 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within a residential area of predominately single family housing that has developed within RA, PR and Agricultural zones

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

**Street:** 4308 Meredith Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but the adjacent property was zoned PR in 1999. (2-E-99-RZ)

### 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 3 du/ac.

Staff Recomm. (Full): PR zoning at 1 to 3 dwellings per acre is consistent with surrounding residential development and RA and PR zoning. The sector plan proposes low density residential uses for the site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The PR zoning at a density of 1 to 3 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, sight distance, drainage, slope, lot layout and other development concerns can be addressed.  
3. The PR zoning will allow development similar to surrounding residential uses that include large lot residential uses 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 would allow the property to be developed with a maximum of 30 dwelling units. Approximately 300 new vehicle trips would be generated and approximately 18 school-aged children would be added to the school system.  
3. The PR zoning and 1-3 density would impact surrounding properties, but 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 PR zoning at a density of 1 to 3 dwellings per acre is consistent with the Northwest County Sector Plan proposal of low density residential uses.  
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan, consistent with this proposal.

MPC Action: Approved MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 3/11/2004 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: 4/19/2004 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:**