

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-I-05-RZ **Related File Number:**
Application Filed: 2/7/2005 **Date of Revision:**
Applicant: KING PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Northeast side Fountain City Rd., southeast of Flatwood Ln.
Other Parcel Info.:
Tax ID Number: 58 5.02 AND PART OF 5 OTHER: MAP ON FILE **Jurisdiction:** County
Size of Tract: 3.6 acres
Accessibility: Access is via Fountain City Rd., a minor arterial street with 17-18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential subdivision **Density:** 3.7 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with residential uses under A, PR, R-1 and RP-1 zoning. A large tract to the east of this site is zoned PC, but is largely undeveloped.

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

Street: 6506 Fountain City 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: None noted
Extension of Zone: Yes, extension of PR from the west.
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE the requested density of 1 to 3.7 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is compatible with surrounding residential development. The sector plan proposes low density residential uses for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR, R-1 and RP-1 zoning.
2. PR zoning at 1 to 3.7 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is an extension of PR zoning from the east.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 13 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 130 vehicle trips per day to the street system and about 8 children under the age of 18 to the school system.
3. The applicant has provided a certification that required sight distance on Fountain City Rd. is available for access to the development (letter attached).
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses and slope protection for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR or other residential zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 3/10/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3.7 dwelling units per acre

Date of MPC Approval: 3/10/2005

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: 4/25/2005

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: