

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-J-04-RZ **Related File Number:**
Application Filed: 2/6/2004 **Date of Revision:**
Applicant: PAUL GARRON / GARRON LAND SURVEYING
Owner:

PROPERTY INFORMATION

General Location: Northeast side Morris Rd., northwest of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 37 179 **Jurisdiction:** County
Size of Tract: 6.6 acres
Accessibility: Access is via Morris Rd., a minor collector street, with 17 ft. of pavement within a 40 ft. ROW

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: To develop a new subdivision of 15 lots. **Density:** 4 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located in a developing residential area, where development has occurred under RA and PR zoning. The area also includes large vacant and developed tracts zoned A.

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

Street: 7708 Morris 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: No
History of Zoning: None noted for this property.

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 (Applicant requested 1 to 4 du/ac.)

Staff Recomm. (Full): PR zoning at a density of 1 to 3 du/ac is consistent with the surrounding residential development density and the sector plan's low density residential designation for the property. The recommended density also will permit the development of a 15-lot subdivision on the property, as requested by the applicant.

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 15 dwelling units. Approximately 150 new vehicle trips would be generated and approximately 9 school-aged children would be added to the school system. The applicant has verbally indicated to staff that adequate sight distance is available from the proposed access point to the development. This will have to be certified as part of development plan review.
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 North County Sector Plan proposal for low density residential uses.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan which allows consideration of PR zoning at 1 to 3 du/ac.
3. This proposal could lead to future request for residential zoning in this area, consistent with the sector plan designation for low density residential in the area.

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: