

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 3-M-06-RZ **Related File Number:**
Application Filed: 2/9/2006 **Date of Revision:**
Applicant: MICHAEL BRADY, INC.
Owner:

PROPERTY INFORMATION

General Location: Northwest side Bakertown Rd., east of Sands Rd., west of Foote Mineral Ln.
Other Parcel Info.:
Tax ID Number: 91 M C 001-005 OTHER: 091-288,289,295 **Jurisdiction:** County
Size of Tract: 22.18 acres
Accessibility: Access is via Bakertown Rd., a two lane, minor collector street with 20' of pavement within a 40' right-of-way, and Sands Rd., a local street being widened to 18' of pavement with a developing subdivision.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR, SLPA, STPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This property is within a residential area that has seen recent subdivision development under PR.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and RB (General Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned to PR in recent months.

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density up to 4 dwellings per acre

Staff Recomm. (Full): PR zoning is the appropriate zone for any development consideration of this site due to the sink hole that covers much of the property. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Other properties in this area are developed with low density residential uses under A, PR, RA and RB zoning.
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 this site.
2. At the recommended acreage and density, up to 88 additional dwelling units could be proposed for the overall development. The development of single family detached dwellings would add approximately 880 vehicle trips per day to the street system and about 58 children under the age of 22 to the school system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties can be minimized during the use on review/concept plan review process.
4. Development of the property to the maximum density allowed by the approved zoning may be limited due the sink hole on the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the 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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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 as Modified

MPC Meeting Date: 3/9/2006

Details of MPC action: Approved PR at up to 3 du/ac

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

Date of MPC Approval: 3/9/2006

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: 4/17/2006

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/22/2006

Other Ordinance Number References:

Disposition of Case, Second Reading: Denied

If "Other":

Amendments:

Denied PR (MPC approved PR up to 3 du/ac)

Effective Date of Ordinance: