

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-R-05-RZ **Related File Number:**
Application Filed: 2/23/2005 **Date of Revision:**
Applicant: WHEELER-MCSPADDEN
Owner:

PROPERTY INFORMATION

General Location: Northeast side Gore Rd., southeast side Opal Ave.

Other Parcel Info.:

Tax ID Number: 21 B D 038

Jurisdiction: City

Size of Tract: 0.65 acres

Accessibility: 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. The subject property is located along Ball Camp Pike., a major collector street, making it more appropriate for higher densities than if it were located in the interior of lower density, larger lot single family residential development.
3. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
4. 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 288 dwelling units could be developed on the subject property. The development of single family attached dwellings would add approximately 2880 vehicle trips per day to the street system and about 203 children under the age of 18 to the school system.
3. Under the recommended PR zoning and density, the impact to adjacent properties will be minimized through the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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

Upon final approval of the rezoning, the developer will be required to submit a concept Access is via Opal Ave., a local street with 12' of pavement width within 40' of right of way, or via Gore Rd., a local street with 21' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Salon

Density:

Sector Plan: West City

Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area has been developed with residential uses and a church under R-2 zoning. Three properties

3. The required C-6 plan review will minimize the impact on adjacent residential properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for the site, consistent with this proposal.
2. The West City Sector Plan proposes commercial uses for the site, also consistent with this proposal.
3. This request may generate future requests for commercial or light industrial zoning in this area, consistent with the sector plan and one year plan proposals in the area.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 3/10/2005

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 2/23/2005

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: