

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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www.knoxmpc.org

File Number: 4-C-04-RZ **Related File Number:** 4-A-04-SP
Application Filed: 3/10/2004 **Date of Revision:**
Applicant: JOSEPH KENNEDY, SR.
Owner:

PROPERTY INFORMATION

General Location: South side Andersonville Pike, southwest of Pleasant Gap Dr.
Other Parcel Info.:
Tax ID Number: 18 153,153.01,153.03, 15304, OTHER: 153.05,153.06,15 **Jurisdiction:** County
Size of Tract: 25 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 9128 Andersonville Pike
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:
History of Zoning:

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 of 1 dwelling per acre

Staff Recomm. (Full): PR zoning will permit the applicant to submit a development proposal for this site that can address the environmental constraint of steep slopes found on much of this site, as well as compatibility with the character of surrounding residential development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at a density up to 1 du/ac will allow development that is comparable with the scale and intensity of the surrounding rural residential development 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 Growth Policy Plan restricts development in the rural area to densities of 1 dwelling per 2 acres on steep slopes (25% or greater) and 1 acre minimum lot sizes on moderate slopes (15-25%). Approximately 62% of the site is characterized by steep slopes and 16% has moderate slopes. Only 6.63 acres, or 22% of the site, would be appropriate for low density development at 1 -3 dwellings per acre. (See attached map.) A density of 1 dwelling per acre would be more in keeping with the Growth Policy Plan guidelines and is consistent with the property's current A zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Hallsdale Powell reports that public water and sewer utilities can be made available to serve the site, but at the developer's expense. (See attached letter.)
- 2. PR zoning at 1 to 3 du/ac would allow a maximum of 75 dwelling units. Approximately 750 new vehicle trips would be generated and approximately 10 school-aged children would be added to the school system. A traffic impact study would be required with any development proposal submitted to MPC.
- 3. PR zoning at a 1-3 dwelling unit density would allow more intensive residential development, and is not compatible with the scale and intensity of other residential development in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The PR zoning at a density of up to 3 dwellings per acre is consistent with the requested North County Sector Plan proposal of low density residential designation. A density of one dwelling per acre would also be consistent.
- 2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan which allows consideration of PR zoning at 1 to 3 du/ac where urban services can be extended to serve the site. However, the Growth Policy Plan also includes development restrictions on property characterized by steep and moderate slopes.

MPC Action: Approved

MPC Meeting Date: 2/10/2005

Details of MPC action:

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

Date of MPC Approval: 2/10/2005

Date of Denial:

Postponements: 4/8/2004 & 6/10/2004

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/28/2005

Ordinance Number:

Disposition of Case: Denied (Withdrawn)

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: