

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-F-04-RZ **Related File Number:** 4-D-04-SP
Application Filed: 3/10/2004 **Date of Revision:**
Applicant: JANET P. KING
Owner:

PROPERTY INFORMATION

General Location: South side Johnson Rd., southwest of Andrew Johnson Hwy.
Other Parcel Info.:
Tax ID Number: 53 072 **Jurisdiction:** County
Size of Tract: 72.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 1 to 4 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 9312 Johnson 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:
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 based on approval of the sector plan amendment. APPROVE a density of 1 to 3 dwellings per acre (Applicant requested 1 to 4 dwellings per acre.)

Staff Recomm. (Full): PR zoning at 1 to 3 dwellings per acre is compatible with the surrounding residential uses and the industrial use to the north, as well as the church use adjoining the site to the east.

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, drainage, slope, lot layout and other development concerns can be addressed.
3. The PR zoning will allow development similar to surrounding uses that include an industrial use, large lot residential uses and a church.

THE EFFECTS OF THE PROPOSAL

1. Public water is available to serve the site and public sewer would have to be extended to the site for it to be developed at the maximum approved density.
2. PR zoning at a maximum of 4 units per acre would allow the property to be developed with 288 dwelling units. Approximately 2880 new vehicle trips would be generated and approximately 149 school-aged children would be added to the school system.
3. The PR zoning at 1-3 would be compatible with the scale and intensity of other development and zoning in the area, and more compatible than the requested density considering the lack of public sewer and the marginal width of Johnson Rd. Road improvements and connecting to sanitary sewer maybe required at the development plan review stage.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The PR zoning at a density of 1 to 4 dwellings per acre is consistent with the East County Sector Plan proposal of low density residential uses in this area.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan,

If approved, this item will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved

MPC Meeting Date: 4/8/2004

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: 4/8/2004

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: 5/24/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: