

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: 4-I-04-RZ **Related File Number:**
Application Filed: 3/2/2004 **Date of Revision:**
Applicant: B & J ENTERPRISES
Owner:

PROPERTY INFORMATION

General Location: Southwest side Harris Rd., north of Millertown Pike
Other Parcel Info.:
Tax ID Number: 50 133, 134 OTHER: PART OF 060-046.01-MAP ON FIL **Jurisdiction:** County
Size of Tract: 108 acres
Accessibility: Access is via Harris Rd., a major arterial street with 18' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 4 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This rolling site is surrounded by rural and low density residential development that has developed under RA, RB and Agricultural zones.

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

Street:
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: Property was denied use on review approval for a quarry in the 1990's.

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 to 4 dwellings per acre

Staff Recomm. (Full): PR zoning at 1 to 4 dwellings per acre is consistent with surrounding RA and RB zoning and single family development. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density at 1 to 4 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, 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 428 dwelling units. Approximately 4280 new vehicle trips would be generated and approximately 250 school-aged children would be added to the school system.
3. The PR zoning and 1-4 du/ac density would impact surrounding properties, but it is compatible with the scale and intensity of other development and zoning in the area.
4. The width of the Harris Rd. pavement is approximately 18 ft. at this location, which is marginal for even low density residential development at the requested density. Harris Rd. may need to be widened, per requirements of Knox County Engineering, prior to any development of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The PR zoning at a density at 1 to 4 du/ac is consistent with the Northeast County Sector Plan proposal of low density residential uses and slope protection.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This proposal could lead to similar requests for surrounding properties in the future, consistent with the sector plan designation in the area.

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 4 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

Ordinance Number:

Disposition of Case: Approved

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: