

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-05-RZ **Related File Number:**
Application Filed: 3/11/2005 **Date of Revision:**
Applicant: SADDLEBROOK DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: North side Millertown Pike, east of Lakin Ln.
Other Parcel Info.:
Tax ID Number: 60 046 **Jurisdiction:** County
Size of Tract: 4.77 acres
Accessibility: Access is via Millertown Pike, a minor arterial 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: Single family residential development **Density:** 4 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area has been developed with low density residential uses under A, RA, RB and PR zoning.

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

Street: 6109 Millertown Pike
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: Adjacent property was rezoned in 2004
Extension of Zone: Yes of extension of PR from the north and west.
History of Zoning: MPC approved PR zoning at 1-4 du/ac for the properties to the north and west on 4/8/04 (4-I-05-RZ).

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 4 du/ac.

Staff Recomm. (Full): PR is an extension of zoning from the north and west of the subject property and will allow this property to be included in the development plans on the adjacent property, previously approved for PR zoning. The sector plan proposes low density residential uses for the 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 at the recommended density is a logical extension of zoning and density from the north and west and will allow this site to be included in development plans for the adjacent property.
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 19 additional dwelling units could be proposed for the overall development. The development of single family detached dwellings would add approximately 190 vehicle trips per day to the street system and about 11 children under the age of 18 to the school system.
- 3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast 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 MPC Meeting Date: 4/14/2005

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: 4/14/2005 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: 5/23/2005

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: