

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-J-07-RZ
Application Filed: 3/13/2007
Applicant: BRADLEY GAYER

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Granville Conner Rd., southwest side Helen Dr.
Other Parcel Info.:
Tax ID Number: 56 C C 003, 00303 **Jurisdiction:** County
Size of Tract: 6.5 acres
Accessibility: Access is via Granville Conner Rd. and Helen Dr., both two lane, local streets with 18' and 13' pavement widths, respectively, within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision development. **Density:** 3 du/ac.
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within a residential area that has developed under RA, RB and A zoning.

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

Street: 928 Granville Conner 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: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 up to 3 du/ac.

Staff Recomm. (Full):

PR zoning at up to 3 du/ac. is compatible with surrounding residential development and zoning. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA, RB and PR zoning.
2. PR zoning at up to 3 du/ac. is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be subdivided into lots under PR zoning.
3. PR zoning will require use-on-review, as well as subdivision, approval by MPC for any development proposal for the property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The development of 21 additional dwellings in this area will add 210 vehicle trips per day to area roads and have minimal impact on surrounding property.
5. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use-on-review and subdivision process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site. The rezoning application is consistent with the LDR designation of the site.
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 PR zoning in this area in the future on surrounding properties, which are proposed for low density residential uses by the sector plan.

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: 4/12/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) up to 8 units total

Date of MPC Approval:

4/12/2007

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:

5/29/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: