# CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:4-L-06-RZApplication Filed:3/6/2006Applicant:W & W PROPERTIESOwner:Image: State State

#### PROPERTY INFORMATION

General Location:	Northeast side Thomas Ln., southeast of E. Emory Rd.		
Other Parcel Info .:			
Tax ID Number:	29 056	Jurisdiction:	County
Size of Tract:	5.78 acres		
Accessibility:	Access is via Thomas Ln., a local, deadend street with 15 to 17' of pavement within a 40' right-of-way		

**Related File Number:** 

Date of Revision:

## GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land			
Surrounding Land Use:				
Proposed Use:	Single family residential lots		Density: 5 du/ac	
Sector Plan:	North County	Sector Plan Designation:	Low Density Residential	
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:	This site is in an area of rural and low density residential housing that has occurred under A, RA and PR zones.			

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

Street:

7420 Thomas Ln

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:	Yes	
History of Zoning:	None noted	

## 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 up to 5 dwellings per acre
Staff Recomm. (Full):	PR zoning at up to 5 du/ac is consistent with other recent zoning in the area. Although the Thomas Ln. access has inadequate pavement width, the applicant intends to access this site from Brown Gap Rd. through adjacent development. (See attached site plan.) The sector plan proposes low density residential use for the site.
Comments:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. Other properties in the immediate area are developed with residential uses under A, PR, RA and I zoning.</li> <li>2. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the property.</li> <li>3. The property is now accessed from Thomas Ln, a substandard deadend street with only 15' to 17' of pavement width; however, the applicant intends to access the site through an adjacent property to Brown Gap Rd, a minor collector street with 20' of pavement.</li> <li>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.</li> <li>THE EFFECTS OF THE PROPOSAL</li> <li>1. Public water and sewer utilities are available in the area to serve the site.</li> <li>2. With the proposed development showing 27 dwellings, approximately 270 vehicle trips per day would be added to the street system and about 17 children under the age of 18 to the school system.</li> <li>3. Since this property is being added to the adjacent development, if more than 75 units are proposed for the total development, a traffic impact study could be required to be submitted with the development plans. The applicant will be expected to work with MPC and Knox County Engineering to address any traffic safety concerns with the development of and access to this site.</li> <li>4. The site does not have steep slope characteristics, which makes it appropriate for development at 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.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Pol</li></ul>
MPC Action:	Approved MPC Meeting Date: 4/13/2006
Details of MPC action:	

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre Summary of MPC action: Date of MPC Approval: 4/13/2006 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:	5/22/2006	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: