

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-P-05-RZ **Related File Number:** 4-A-05-SP
Application Filed: 3/14/2005 **Date of Revision:** 4/13/2005
Applicant: HOLROB INVESTMENTS, LLC
Owner:

PROPERTY INFORMATION

General Location: South side Cunningham Rd., south of Rollins Rd.
Other Parcel Info.:
Tax ID Number: 38 N A 29, 30 OTHER: 2.02, 2.03, 2.04, 2.05, 2.06, 30.01, **Jurisdiction:** County
Size of Tract: 7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Mobile home park
Surrounding Land Use:
Proposed Use: Single family attached residential **Density:** 12 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural and RA (Low Density Residential))
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 12 du/ac, consistent with the recommended sector plan amendment to MDR.

Staff Recomm. (Full): PR is a logical extension of zoning from the property to the west, which is zoned PR at a density of 1 to 19 du/ac. The proposal is compatible with surrounding development and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 12 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property may be combined with the previously rezoned property to the west of this site for future development.
2. Other properties in this area are developed with low and medium density residential uses under A, PR, RA and RB zoning. Two sites to the west of this site on the south side of Cunningham Rd., within 650 feet of the subject property, are zoned PR at densities of up to 19 du/ac. Of these two sites, the one that has been developed, Crossroads North, is a multi-family residential development that has a density of about 13 du/ac, similar to the proposed density.
3. The recommended medium density residential sector plan designation and PR density of 12 du/ac will provide a transitional land use between the commercial development to the south and east and residential development to the north and west.
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 84 dwelling units could be proposed for the development. The development of the proposed single family attached dwellings would add approximately 756 vehicle trips per day to the street system and about 12 children under the age of 18 to the school system.
3. A traffic impact study will be required if more than 75 dwelling units are proposed.
4. 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. With the recommended amendment to medium density residential, the PR zoning at up to 12 du/ac is consistent with the North County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff would anticipate that this request may generate similar requests for medium density residential sector plan designations and zoning in this area in the future, especially on properties in this vicinity on the south side of Cunningham Rd.

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 12 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

Date of Legislative Action, Second Reading: 6/27/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: