

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-Q-03-RZ **Related File Number:**
Application Filed: 3/12/2003 **Date of Revision:**
Applicant: PAUL GARRON
Owner:

PROPERTY INFORMATION

General Location: Northeast side Heiskell Rd., west of Cottonwood Meadow Rd.
Other Parcel Info.:
Tax ID Number: 46 215 OTHER: (PORTION) MAP ON FILE. **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Cottonwood Meadow Rd., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision expansion **Density:** 1 to 3 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developing with single family subdivisions within PR zoning.

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

Street: 8118 Heiskell 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: Yes
History of Zoning: None for this site but the adjacent property was zoned PR in 2001 for subdivision development. (12-E-01-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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 dwellings per acre

Staff Recomm. (Full): PR zoning at 1 to 3 dwellings per acre is consistent with the surrounding residential land uses and zoning pattern, and will permit this site to be developed with the adjacent subdivision. The sector plan proposes low density residential uses for this site.

Comments: The applicant is proposing to incorporate this property with the adjoining subdivision to the northeast and will connect this development to the existing street system within that subdivision.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Properties in the surrounding area have been rezoned and developed under PR zoning with similar low densities.
- 2. PR zoning will allow this site to be developed along with the adjoining property in a manner consistent with the area development pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public utilities are available to this site from the Hallsdale Powell Utility District. The availability of these utilities support this site's inclusion in a plan for more intense residential development
- 2. The site has access to Heiskell Rd., a minor collector street with approximately 20' of pavement width. Access is proposed to be through the adjacent subdivision.
- 3. Maximum development on the site would add 15 housing units, generate approximately 150 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately eight children.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The rezoning request is supported by the North County Sector Plan, which proposes low density residential use for this property.
- 2. The area's established low-density residential pattern is appropriate for continued rezonings to PR and other zones that permit such development.

MPC Action: Approved

MPC Meeting Date: 4/10/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 4/10/2003

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: 5/27/2003

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: