# CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

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File Number:4-S-03-RZApplication Filed:3/12/2003Applicant:B. L. BALLOwner:Image: State State

## PROPERTY INFORMATION

General Location:	Northwest side Dogwood Dr., southwest of Merriwood Dr.		
Other Parcel Info.:			
Tax ID Number:	134 H E 12	Jurisdiction:	County
Size of Tract:	11 acres		
Accessibility:	Access is via Dogwood Dr. a local street with 17' to 18" 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:	Residential development		Density: 1 to 3 du/ac			
Sector Plan:	West City	Sector Plan Designation:				
Growth Policy Plan:	Rural Area					
Neighborhood Context:	This site is within an older single family neighborhood that has developed under RB and Agricultural zoning					

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

Street:

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:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTIO	ON AND DISPOSITIO	V		
Planner In Charge:	Ken Pruitt				
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 dwelling unit per acre. (Applicant requests 1 to 3 dwelling units per acre.)				
Staff Recomm. (Full):	PR zoning at 1 dwelling per acre is consistent with the established area residential land use and zoning pattern. The sector plan proposes rural residential use for this site.				
Comments:	<ul> <li>A. NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. The subject property is in an area of single family housing on large individual lots and within subdivisions. This proposal would allow this pattern to continue.</li> <li>2. Properties in the surrounding area have been developed under the existing RB and Agricultural zoning.</li> </ul>				
	<ul> <li>B. EFFECTS OF THE PROPOSAL</li> <li>1. The site can be served by public water and sewer, but has access to local streets with substandard pavement widths for urban densities (17' to 18'). Development of the site at up to 3 dwellings per acre should not be allowed until improvements are made to Dogwood Dr., or another suitable means of access to the property is provided. The maximum development of the site under PR at 1 unit per acre would be 11 houses, add 5 school age children to area schools and generate 110 additional vehicle trips per day. PR at 3 dwellings per acre would permit 33 houses, add 330 vehicle trips and add 14 school age children to the area schools.</li> <li>2. PR zoning permits development that would be compatible with the scale and intensity of surrounding residential uses and permit an opportunity to review during site plan review the environmental constraints of the site that include some steep slopes, as well as standing water, on parts of the site.</li> </ul>				
	<ul> <li>C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS <ol> <li>Residential uses permitted by PR zoning at 1 dwelling per acre will be compatible with the level of public servicesutilities, roads and schoolsavailable to the area.</li> <li>The rezoning request is supported by the sector plan, which proposes rural residential use for this property.</li> <li>The area's established low-density residential pattern is appropriate for continued rezonings to PR at 1 dwelling per acre or development under the property's current Agricultural zoning.</li> </ol> </li> </ul>				
MPC Action:	Denied (Withdrawn)		MPC Meeting Date: 6/12/2003		
Details of MPC action:					
Summary of MPC action:					
Date of MPC Approval:	Date of	Denial:	Postponements: 4/10/2003-5/8/2003		
Date of Withdrawal:	6/12/2003 Withdra	awn prior to publication?:	Action Appealed?:		
LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:					
Date of Legislative Action:	Date of Legislative Action, Second Reading:				
Ordinance Number:	Other Ordinance Number References:				
Disposition of Case:	Disposition of Case, Second Reading:				

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: