

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 4-U-07-RZ **Related File Number:**
Application Filed: 3/8/2007 **Date of Revision:**
Applicant: BENCHMARK REALTORS

PROPERTY INFORMATION

General Location: Northwest of Hatmaker Ln., southwest of Fretz Rd.
Other Parcel Info.:
Tax ID Number: 130 PORTION OF 072 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 2.43 acres
Accessibility: Access is via Hatmaker Ln., a local street with 20 ft. of pavement within the I-40/75 right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Addition to Towering Oaks residential development **Density:** 5
Sector Plan: Northwest County **Sector Plan Designation:** Ag/RR
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context: This property is part of a rural residential area that has urban residential development occur around it under RA and PR zones.

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: Yes
History of Zoning: None noted for this site, but adjoining property was rezoned PR @ 5 du/ac in 2006.(6-A-06-RZ)

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 5 du/ac.

Staff Recomm. (Full):

PR zoning at up to 5 du/ac. is the same as the adjoining site with which this site will be developed. The sector plan calls for rural use, but the adjoining site has been amended to low density residential.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located in an area where both rural residential and single family subdivisions have developed.
2. The site is designated for low density residential uses and slope protection. The current A zoning of the site permits residential uses at a density of one dwelling per acre. Other properties have more intense residential development as permitted under the requested LDR designation.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Development of this site will impact schools and local streets.
3. The site's topography shows a sink hole on the southern portion of property that will need to be protected in any development of the site

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of PR zoning at up to 5 du/ac is consistent with the recent Southwest County Sector Plan amendment to allow low density residential development.
2. The site is located within the Farragut Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future low density residential designation requests for the sector plan.

MPC Action:

Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

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: 6/25/2007

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: