# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 4-V-04-RZ Related File Number:

**Application Filed:** 3/8/2004 **Date of Revision:** 

Applicant: TRAVIS FULLER

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

### PROPERTY INFORMATION

General Location: West side Wallace Rd., south of Nubbin Ridge Rd.

Other Parcel Info.:

Tax ID Number: 133 077 Jurisdiction: County

Size of Tract: 4.5 acres

Accessibility: Access is via Wallace Rd., a minor collector street with 20'-21' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Single family detached subdivision Density: 4 du/ac

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is surrounded by residential uses that have developed under RA, PR and Agricultural 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 other property in the area has been rezoned to PR in recent years.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## 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. (Applicant requests 1 to 4 du/ac.)

Staff Recomm. (Full): PR zoning at 1 to 3 du/ac is consistent with surrounding residential development and zoning. The sector

plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at the recommended density of 1 to 3 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.

2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, lot layout and other development concerns can be addressed.

3. The PR zoning at 1 to 3 du/ac will allow development similar to surrounding residential uses that include large lot residential uses and single family subdivisions.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. PR zoning at 1 to 3 du/ac would allow the property to be developed with a maximum of 14 dwelling units. Approximately 140 new vehicle trips would be generated and approximately 11 school-aged children would be added to the school system. The requested 4 du/ac would permit 18 dwellings, generate 180 trips per day and add 15 school aged children.
- 3. The PR zoning and 1-3 du/ac density would impact surrounding properties, but it is compatible with the scale and intensity of other development and zoning in the area. The subdivision located to the south was developed at a density of 1-3 du/ac.
- 4. Wallace Rd. has appropriate pavement width for development of this site.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The PR zoning at a density at either 1 to 3 du/ac, or 1 to 4 du/ac, is consistent with the Southwest County Sector Plan proposal of low density residential uses and stream protection for this site.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. This proposal could lead to other similar requests in the future, consistent with the sector plan designation in the area.

If approved, this item will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved MPC Meeting Date: 4/8/2004

**Details of MPC action:** 

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3.6 dwelling units per acre

Date of MPC Approval: 4/8/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

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Date of Legislative Action: 5/24/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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