

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
www.knoxmpc.org

File Number: 4-Y-04-RZ **Related File Number:**
Application Filed: 3/8/2004 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast end Montacres Ln., southeast of Point Oaks Dr.
Other Parcel Info.:
Tax ID Number: 133 G D 012 **Jurisdiction:** County
Size of Tract: 4.94 acres
Accessibility: Access is via Montacres Ln., a local dead-end street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 5 du/ac
Sector Plan: West City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is surrounded by residential development that has occurred under RA and PR zoning.

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

Street: 820 Montacres Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
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: 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 4 dwellings per acre. (Applicant requests up to 5 du/ac.)

Staff Recomm. (Full): PR zoning at 1 to 4 units per acre is consistent with surrounding residential development and zoning and compatible with the dead-end single family street serving the parcel.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The PR zoning at a density at 1 to 4 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern and the local dead-end street serving the site.
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 4 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 4 du/ac would allow the property to be developed with a maximum of 20 dwelling units. Approximately 200 new vehicle trips would be generated and approximately 16 school-aged children would be added to the school system. The requested 5 du/ac would permit 25 dwellings, generate 250 trips per day and add 20 school aged children.
- 3. The PR zoning and 1-4 du/ac density would impact surrounding properties, but it is compatible with the scale and intensity of other development and zoning in the area. Although the property to the east is zoned PR at 1-7 du/ac, the subject property is oriented to and has access through a single-family subdivision.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The PR zoning at a density at either 1 to 4 du/ac, or 1 to 5 du/ac, is consistent with the Southwest County Sector Plan proposal of low density residential uses and stream protection.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. This proposal is not expected to lead to other similar requests in the future since all the surrounding property is developed, 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 4 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

Date of Legislative Action: 5/24/2004

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 6/28/2004

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: