

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: 5-BB-04-RZ **Related File Number:**
Application Filed: 4/26/2004 **Date of Revision:**
Applicant: JBS HOLDINGS, LLC
Owner:

PROPERTY INFORMATION

General Location: Northeast side Norris Fwy., southeast of Old Andersonville Pk.
Other Parcel Info.:
Tax ID Number: 28 013 **Jurisdiction:** City
Size of Tract: 1.23 acre
Accessibility: Access is via Norris Fwy., a minor arterial street with 230' of right of way and 22' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 3 du/ac
Sector Plan: North County **Sector Plan Designation:** Ag/RR
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 8234 Norris Fwy
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:
Extension of Zone: Yes, extension of PR from the north and west.
History of Zoning: MPC approved PR zoning at 1-3 du/ac on 6/8/00. County Commission approved PR at 1-4 du/ac on 7/24/00. (6-N-00-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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac.

Staff Recomm. (Full): PR is a logical extension of zoning from the north and west and is compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning will allow this 1.23-acre parcel to be added to the 70-acre property to the north and west for the development of a subdivision.
2. The request is a logical extension of existing PR zoning from the north and west, which was approved in June, 2000.
3. PR zoning at 1-3 du/ac is compatible with surrounding development and zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning and density will allow 3 dwelling units, which would add 30 vehicles trips per day to the street system and 1 child under the age of 18 to the school system.
3. The proposal will have a minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes agricultural / rural residential uses for this site. However, the adjacent property is already zoned for low density residential development, consistent with this request.
2. The site is designated as Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan. The site meets the criteria for approval of up to 3 du/ac in the Rural Area.
3. Staff would not necessarily anticipate future rezoning requests for residential development in this area, as the area is designated for agricultural/rural uses by adopted MPC plans.

If approved, this item will be forwarded to Knox County Commission for final action on June 28, 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 the County.

MPC Action: Approved

MPC Meeting Date: 5/13/2004

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: 5/13/2004

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: 6/28/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: