

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-E-01-RZ **Related File Number:**
Application Filed: 4/12/2001 **Date of Revision:**
Applicant: TRANTANELLA CONSTRUCTION COMPANY
Owner:

PROPERTY INFORMATION

General Location: Northeast side Hurst Ln., southeast of E. Beaver Creek Dr.
Other Parcel Info.:
Tax ID Number: 47 221, 226.01 **Jurisdiction:** County
Size of Tract: 10.65 acres
Accessibility: Access will be via local streets in the Wren's Creek subdivision to the northeast. Access may also be provided via Hurst Lane, a local street with 13-15' of pavement width and 30' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land.
Surrounding Land Use:
Proposed Use: Single family subdivision. **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area along Hurst Lane has been developed with residential uses. The Wren's Creek subdivision is being developed to the north and east.

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

Street: 7024 Hurst Ln.
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. Extension of PR to the northeast and south.
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: MAB

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential).
APPROVE a density of 1-3 du/ac. (Applicant requested 1-5 du/ac.)

Staff Recomm. (Full): PR zoning at this location is a logical extension of the PR to the north, south and east and is compatible with the scale and intensity of surrounding land uses and zoning.

Comments: The North County Sector Plan proposes low density residential uses for this site. The applicant's engineer has indicated that the intention is to develop the property as an addition to the Wren's Creek subdivision to the north and east, which has an approved density of 1-3 du/ac. The recommended density of 1-3 du/ac is consistent with the previously approved PR zoning of the adjacent subdivision. The engineer has also indicated that the access to the property will be provided only through the adjacent subdivision. The PR designation will allow MPC to review and approve a site plan prior to development. Access to Hurst Lane should not be allowed unless the developer is willing to widen the road to a minimum of 26 feet.

MPC Action: Approved

MPC Meeting Date: 5/10/2001

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-3 dwelling units per acre

Date of MPC Approval: 5/10/2001

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: 6/25/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: