CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 5-F-07-RZ Related File Number:

Application Filed: 3/29/2007 Date of Revision:

Applicant: THE LIVERY DEVELOPMENT COMPANY



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: Northeast side of Harvey Rd., southeast of Distant View Ln.

Other Parcel Info.:

Tax ID Number: 162 43, 44, 44.01, 44.02, 45 **Jurisdiction:** County

Size of Tract: 21 acres

Access is via Harvey Rd., a major collector street with a 21' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence & vacant

Surrounding Land Use:

Proposed Use: Residential subdivision Density: 3 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This underdeveloped site is located in the midst of residential subdivisions that have developed under

PR zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) (2 du/ac)

Former Zoning:

Requested Zoning: PR (Planned Residential) (3 du/ac)

Previous Requests: Yes, PR request in November 2006 and January 2007 for 2 du/ac.

Extension of Zone:

Yes, from the north, south and east.

History of Zoning: This property was rezoned to PR at 2 du/ac in November of 2006 and March of 2007. Other property in

the area has been rezoned PR for low density residential development in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:

7/23/2007 04:00 PM Page 1 of 3

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.

APPROVE a density up to 3 du/ac.

Staff Recomm. (Full): PR zoning at up to 3 du/ac. Is compatible with surrounding residential development. These parcels

were rezoned to PR at up to 2 du/ac in November of 2006 (11-L-06-RZ) and March of 2007 (3-C-07-RZ). The applicant has since revised the request after submission of a preliminary concept plan

design. The sector plan proposes low density residential use for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A and PR zoning.

2. PR zoning at up to 3 du/ac is compatible with the surrounding development and zoning pattern, and

is consistent with the sector plan proposal for the property.

3. A concept plan was submitted for this property in April 2007 (4-SE-07-C/4-H-07-UR) reflecting less than 2 du/ac. The applicant requested that it be postponed until the June 14, 2006 MPC meeting in

order to redesign the development plan to reflect 3 du/ac.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. At maximum development, this request will add up to 63 residential lots, 630 vehicle trips per day to

the road system, and about 40 school aged children to area schools.

3. The proposed PR zoning will require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties. One such impact may be drainage, which was discussed by area residents during the

property's rezoning to PR at 2 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for this property,

consistent with the proposal.

2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan.

MPC Action: Approved MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 2.67 dwelling units per acre

Date of MPC Approval: 5/10/2007 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: 6/25/2007 Date of Legislative Action, Second Reading: 7/23/2007

Ordinance Number: Other Ordinance Number References:

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

If "Other":

7/23/2007 04:00 PM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

7/23/2007 04:00 PM Page 3 of 3