

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-H-02-RZ **Related File Number:**
Application Filed: 4/8/2002 **Date of Revision:**
Applicant: DON DUNCAN
Owner:

PROPERTY INFORMATION

General Location: Southwest side Norris Freeway, northeast side Mayes Chapel Rd., south of Freeway Heights Dr.
Other Parcel Info.:
Tax ID Number: 38 PART OF 68 (MAP ON FILE) OTHER: 28 OC 8,9,10,1 **Jurisdiction:** County
Size of Tract: 24 acres
Accessibility: Access is via Norris Fwy., a minor arterial street with 250' of right of way and 24' of pavement width, or via Mayes Chapel Rd., a minor collector street with 40' of right of way and 16' of pavement width. Additional access may be gained via Freeway Heights Dr., a local street with 40-50' of right of way and 16' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single-family attached and detached housing **Density:** 1-5 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under A, PR, RAE and RA zoning.

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. Extension of PR from the east.
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: Michael Brusseau

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

Staff Recomm. (Full): PR zoning at up to 5 du/ac is a logical extension of PR from the southeast and allows residential development at a compatible scale and intensity with the surrounding land uses and zoning pattern. The North County Sector Plan designates this site for low density residential uses.

Comments: Under current conditions, access to residential development on this site should be limited to Norris Freeway, because Mayes Chapel Road is narrow at 16 feet. The applicant has stated that a curbcut to Norris Freeway has been approved by TDOT for this project, and that will be the only access point to the development. If it is later determined that secondary access is necessary to Mayes Chapel Road, that road will have to be widened to a minimum of 20 feet from E. Emory Rd. up to the entrance of the subdivision. County Engineering has identified two sinkholes on the southeastern portion of the site, which will have to be avoided during development. A use on review and concept plan, which will include a traffic impact study, will have to be reviewed and approved by the Planning Commission prior to any development of the site. At that time, issues such as sinkholes, access, drainage, lot layout and types of units can be addressed.

The requested density of 1-5 du/ac will add up to 66 school-aged children to the school system and up to 1,200 vehicle trips per day for Norris Freeway and/or Mayes Chapel Road.

MPC Action: Approved MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-5 dwelling units per acre

Date of MPC Approval: 5/9/2002 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: 6/24/2002 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: