

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 5-I-07-RZ **Related File Number:**
Application Filed: 4/11/2007 **Date of Revision:**
Applicant: MESANA INVESTMENTS

PROPERTY INFORMATION

General Location: Northwest side S. Northshore Dr., northwest of Possum Valley Ln.
Other Parcel Info.:
Tax ID Number: 162 057 OTHER: 126 ACRES OUTSIDE FLOODWAY ZO **Jurisdiction:** County
Size of Tract: 162 acres
Accessibility: Access is via S. Northshore Dr, a two lane, minor arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within a residential development area that is developing under PR and Agricultural zones.

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

Street: 12123 S. Northshore Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) and F (Floodway)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned to PR for residential subdivision development in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) and F (Floodway) zoning.
APPROVE a density up to 3 du/ac. (Applicant requested 4 du/ac.)

Staff Recomm. (Full):

Placing PR zoning at up to 3 du/ac. on the 117 to 126 acres of this 162 acre site that is outside the floodway, is consistent with surrounding zoning and development. The sector plan proposes low density residential use and stream protection for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding residential development and is consistent with the sector plan proposal for the site. The adjoining residential subdivision, 'Montgomery Cove' to the southwest, is zoned and developed at less than 3 du/ac.
2. The recommended lesser density reduces the impact on surrounding land uses, allowing for a more compatible development.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 380 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 3800 vehicle trips per day to the street system and about 204 children under the age of 18 to the school system. At the applicant's requested density, up to 506 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 5060 vehicle trips per day to the street system and about 273 children under the age of 18 to the school system. Only the property outside the floodway and zoned PR can be calculated for density.
3. A traffic impact study will be required as part of the concept plan/use on review process. The applicant will be expected to work with MPC and County Engineering staff to address any potential traffic conflicts or safety issues during the concept plan/use on review process.
4. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with the recommendation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action:

Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) and F (Floodway) at a density up to 2.5 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:

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: