# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 5-K-02-RZ Related File Number:

Application Filed: 4/8/2002 Date of Revision:

Applicant: SOUTHLAND GROUP, INC.

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

## PROPERTY INFORMATION

General Location: South end of Fernbank Rd., south of Millertown Pk.

Other Parcel Info.:

Tax ID Number: 60 PART OF 28 (MAP ON FILE) Jurisdiction: County

Size of Tract: 12.74 acres

Access is via Fernbank Rd., a local street with 50' of right of way and 26' of pavement width, through

Sable Point subdivision. The subdivision is accessed from Millertown Pike, a minor arterial street with

70' of right of way and 21' of pavement width.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant

**Surrounding Land Use:** 

Proposed Use: Detached single family subdivision Density: 1-5 du/ac

Sector Plan: Northeast County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This area has been developed with residential uses under A, PR, RA and RB zoning.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### **ZONING INFORMATION (where applicable)**

Current Zoning: RB (General Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

**Previous Requests:** 

**Extension of Zone:** Yes. Extension of PR from the north.

History of Zoning: Property to the north, the currently developing Sable Point subdivision, was rezoned PR at the June 8,

2000 MPC meeting. (6-P-00-RZ)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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): The requested PR zoning and density are a logical extension from the north and are compatible with the

scale and intensity of the surrounding uses and zoning pattern. The Northeast County Sector Plan

designates this site for low density residential uses.

Comments: This site connects with a previously approved subdivision (Sable Point) to the north where lots are now

being sold and houses are being constructed. The applicant is proposing to extend the Sable Point subdivision onto the subject property via Fernbank Road, a stub street approved with the previous subdivision. The site's characteristics are similar to the Sable Point site to the north. A use on review and concept plan, which may include a traffic impact study with a connection to Sable Point subdivision,

must be reviewed and approved by the Planning Commission prior to any development.

The requested density of 1-5 du/ac will add up to 36 school-aged children to the school system and up

to 637 vehicle trips per day for Millertown Pike.

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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