

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-K-08-RZ **Related File Number:**
Application Filed: 4/14/2008 **Date of Revision:**
Applicant: LYLAN SHEPHERD FITZGERALD

PROPERTY INFORMATION

General Location: South side S. Northshore Dr., southwest of Nolina Rd
Other Parcel Info.:
Tax ID Number: 154 091 (PART) **Jurisdiction:** County
Size of Tract: 5.01 acres
Accessibility: Access is via S. Northshore Dr., a two lane, major arterial street with 26' of pavement within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential development **Density:** 2 du/ac.
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is within an area of newer residential development that has occurred 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: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned to PR 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) zoning.
APPROVE a density up to 2 du/ac.

Staff Recomm. (Full):

PR zoning at up to 2 du/ac. is consistent with surrounding residential zoning and development. The sector plan proposes low density residential use for the site. The matter was postponed from the May MPC meeting to pursue some means of recognizing the historical location of Admiral Farragut homeplace which is believed to have been on this site. These discussions are continuing and may be resolved in the use on review stage of development rather than holding up the rezoning process.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at up to 2 du/ac is consistent with other residential zoning and development noted in the area.
2. The PR zoning will permit development of this site in the same manner as the surrounding development, although less intensity.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area to serve the site.
2. The density of 2 units per acre will allow 10 residences to be proposed for this site, which will add 6 school aged children, and approximately 125 vehicle trips per day to area roads.
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, lot layout and other development concerns can be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with the requested PR zoning and 2 units per acre density.

MPC Action:

Approved

MPC Meeting Date: 6/12/2008

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 2 dwelling units per acre

Date of MPC Approval:

6/12/2008

Date of Denial:

Postponements: 5/8/2008

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

7/28/2008

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: