

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-L-08-RZ **Related File Number:**
Application Filed: 4/7/2008 **Date of Revision:**
Applicant: GLEN GLAFENHEIN & JIM LORD

PROPERTY INFORMATION

General Location: South side W. Gov. John Sevier Hwy., west of W. Martin Mill Pike
Other Parcel Info.:
Tax ID Number: 148 001 **Jurisdiction:** County
Size of Tract: 44.73 acres
Accessibility: Access is via W. Governor John Sevier Hwy., a major arterial street with 23' of pavement width within 120' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural to low density residential uses under A, RA, RB and PR zoning. There is a retail store to the east at the intersection with Martin Mill Pike, zoned CA.

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: No
History of Zoning: None noted

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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 5 du/ac.

Staff Recomm. (Full):

PR zoning at the recommended density is consistent with sector plan proposal for low density residential development in this area. The site is relatively flat and has its access to an arterial street, making it suitable for the housing density requested.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is compatible with surrounding RA and RB zoning to the east and is consistent with the sector plan proposal for the site.
2. The site does not have steep slope characteristics and has direct access to W. Governor John Sevier Hwy., which is a major arterial street, making it appropriate for development at the proposed density.
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 applicant's requested density, up to 223 dwelling units could be proposed on the subject property. The development of the attached residential units would add approximately 1,962 vehicle trips per day to the street system and about 32 children under the age of 18 to the school system. The site is accessed from W. Governor John Sevier Hwy., a major arterial street with 23' of pavement width, just west of the intersection with W. Martin Mill Pike., a minor arterial street. Sight distance appears to be available on W. Governor John Sevier Hwy. for the development entrance, but this will need to be certified on the development plans.
3. If more than 75 lots are proposed on the concept plan / use on review, a traffic impact analysis will be required to be submitted for review.
4. The recommended zoning and density are 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 South County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
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: 5/8/2008

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval:

5/8/2008

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: 6/23/2008

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: