

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-N-08-RZ **Related File Number:**
Application Filed: 4/15/2008 **Date of Revision:**
Applicant: WELLS CREEK, LLC

PROPERTY INFORMATION

General Location: Northwest side Tipton Station Rd., northeast of Winkle Ln.
Other Parcel Info.:
Tax ID Number: 137 23.01,23.02, 23.04, 23.05 OTHER: 137-024,026,027, **Jurisdiction:** County
Size of Tract: 7 acres
Accessibility: Access is via Tipton Station Rd., a two lane, major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Attached housing **Density:** 5 du/ac.
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: These developed properties are part of a rural residential area that has occurred under Agricultural zoning, with newer more dense residential development being built under PR and RA zones.

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

Street: 1219 Tipton Station Rd.
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 property, but adjoining property was zoned PR @ 5 du/ac. In 2007

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 maximum density up to 5 du/ac.

Staff Recomm. (Full):

PR zoning at up to 5 du/ac is consistent with other development and zoning noted in the area. The sector plan proposes low density residential use for the properties consistent with the requested zoning and density.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at up to 5 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.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area to serve the site.
2. The density up to 5 units per acre will allow an additional 35 residences to be proposed for this site, which will add 5 school aged children, and approximately 375 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 South County Sector Plan proposes low density residential uses for the site, consistent with the requested PR zoning and 5 unit per acre density.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

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: