

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-S-06-RZ **Related File Number:**
Application Filed: 4/10/2006 **Date of Revision:**
Applicant: HARRY KOOGLER
Owner:

PROPERTY INFORMATION

General Location: Southwest side S. Northshore Dr., southwest side Tooles Bend Rd.
Other Parcel Info.:
Tax ID Number: 145 03701, 038, 042 **Jurisdiction:** County
Size of Tract: 6.5 acres
Accessibility: Access is via Tooles Bend Rd., a minor collector street with 19' of pavement width within 50' of right of way, or S. Northshore Dr., a major arterial street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 4.9 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with low density residential uses under A and PR zoning.

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

Street: 8804 S Northshore Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at up to 4 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 4.9 du/ac
Previous Requests: Approved for PR at 1-4 du/ac in 2005 (5-D-05-RZ).
Extension of Zone: Yes, there is PR zoning to the north, west and south.
History of Zoning: Property was rezoned PR at 1-4 du/ac on 12/20/04 and 2/28/05 by Knox County Commission (10-H-04-RZ & 1-L-05-RZ). A request to increase the density to 4.5 du/ac was withdrawn prior to publication on 4/26/05 (5-D-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

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.): DENY the PR (Planned Residential) density increase for up to 4.9 du/ac.

Staff Recomm. (Full): PR at the current density of up to 4 du/ac is consistent with previous recommendations and approvals and consistent with the sector plan proposal for this area. This property has had numerous rezoning requests in the past few years which have generated opposition from the neighborhood. MPC and the Knox County Commission have consistently approved a density of no more than 4 du/ac for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The current PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Maintaining the density of up to 4 du/ac is consistent with the density approved by Knox County Commission on 12/20/2004 and 2/28/05 for the subject parcels.
3. Other properties in the immediate area are developed with residential uses under A and PR zoning, at densities of up to 3 du/ac.
4. 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 this site.
2. At the current acreage and density, up to 26 dwelling units could be proposed for the project. The development of the proposed single family attached dwellings would add approximately 234 vehicle trips per day to the street system and about 4 children under the age of 18 to the school system. The applicant's proposed density would allow up to 31 dwelling units, which would generate approximately 279 vehicle trips per day and about 5 children.
3. Access drives to this residential development should be placed in such a way so as to minimize traffic conflicts with the intersection of Tooles Bend Rd. and S. Northshore Dr., and meet applicable sight distance requirements. The developer will be expected to work with TDOT, Knox County Engineering and Public Works and MPC to designate the safest access points for the project.
4. Under PR zoning, the impact to adjacent properties will be minimized through 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 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 on Agricultural-zoned properties in this area in the future, consistent with the 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: Denied

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: DENY the PR (Planned Residential) density increase for up to 4.9 du/ac.

Date of MPC Approval:

Date of Denial: 5/11/2006

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/26/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: