# CASE SUMMARY

APPLICATION TYPE: REZONING



www•knoxmpc•org

File Number:5-U-04-RZApplication Filed:4/13/2004Applicant:ROBERT TROUTMANOwner:Comparison of the second se

#### PROPERTY INFORMATION

General Location:	Southeast side E. Dick Ford Ln., northeast of Little Switzerland Rd		
Other Parcel Info .:			
Tax ID Number:	124 140.02,140,141(PART) OTHER: MAP ON FILE Jurisdiction: County		
Size of Tract:	11 acres		
Accessibility:	Access is via E. Dick Ford Ln., a local street with 16' to 17 ' of pavement within a 40' right-of-way.		

**Related File Number:** 

Date of Revision:

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use:	Single family detached dwellings		Density: 1 to 4.5 du/ac.
Sector Plan:	South County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area		

**Neighborhood Context:** This sloping wooded site is north of Little Switzerland Rd., which is an area of residential housing built on steep land within A zoning.

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

Street:

6804 E Dick Ford Ln.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	RB (General Residential), CA (General Business) and A (Agricultural)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	
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:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPO	C ACTION AND DISPOSI	TION
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 to 4.5 dwellings per acre		
Staff Recomm. (Full):	PR zoning at 1 to 4.5 du/ac. is less intensive than the current RB zoning of 90% of the site which permits up to 12 du/ac. without site plan review. PR zoning is consistent with the sector plan proposal of low density residential use and slope protection on the site.		
Comments:	<ol> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>The PR zoning at a density at 1 to 4.5 du/ac will allow development that is compatible with the s and intensity of the surrounding development and zoning pattern.</li> <li>PR zoning will require plan review and approval prior to development of the property. During th review, issues such as traffic, road improvements, steep slope, drainage, lot layout and other development concerns can be addressed.</li> <li>The PR zoning will allow development similar to surrounding residential uses that include large residential and single family subdivisions.</li> </ol>		
	<ol> <li>The PR zoning of dwelling units. App aged children would</li> <li>The PR zoning a compatible with the zoning in the area of 4. This developme Hwy., a major arter</li> </ol>	d sewer utilities are available to ser of this 11 acres would allow a deve proximately 490 new vehicle trips w d be added to the school system. at a 1-4.5 du/ac density would impa e scale and intensity of established would allow. nt will be served by a substandard ial street. E. Dick Ford Ln. will need	rve the site. Hopment with a maximum of approximately 49 rould be generated and approximately 24 school- act surrounding properties, but would be development and at a density less than the RB street, but will be located only 200' from Chapman d to be widened from this property to Chapman ng, as part of a development proposal.
<ul> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The PR zoning at a density at 1 to 4.5 du/ac is consistent with the South County Se proposal of low density residential uses and slope protection.</li> <li>2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farr Policy Plan.</li> <li>3. This proposal could lead to similar requests for surrounding properties in the future, the sector plan designation in the area.</li> </ul>			
	If approved, this item will be forwarded to Knox County Commission for final action on Jun denied, MPC's action is final, unless the action to deny is appealed to Knox County Comm date of the appeal hearing will depend on when the appeal application is filed. Appellants to appeal an MPC decision in Knox County.		
MPC Action:	Approved		MPC Meeting Date: 5/13/2004
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Pla	nned Residential) at a density of 1	to 4.5 dwelling units per acre
Date of MPC Approval:	5/13/2004	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publicatio	n?: 🗌 Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	6/28/2004	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: