

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-Z-04-RZ **Related File Number:**
Application Filed: 4/27/2004 **Date of Revision:**
Applicant: HUBER PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: West side Tipton Station Rd., southwest of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 137 331(PORTION ZONED A.) OTHER: 137 33402 **Jurisdiction:** County
Size of Tract: 35.5 acres
Accessibility: Access is via Tipton Station Rd., a major collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 1 to 5 du/ac.
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This sloping wooded site is within an area of scattered single family housing developed under Agricultural zoning and some commercial uses located along Chapman Hwy and 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:****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:**

Ken Pruitt

Staff Recomm. (Abbr.):APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 4 dwellings per acre. (Applicant requested 1 to 5 du/ac.)**Staff Recomm. (Full):**

PR zoning is compatible with character and scale of surrounding residential uses. The sector plan proposes low density residential and commercial uses for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density at 1 to 4 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern that includes both residential and commercial uses within A and CA zoning.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, steep slope, drainage, lot layout and other development concerns can be addressed.
3. The PR zoning will allow development similar to surrounding large lot residential uses and commercial development and zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The PR zoning of this 35.5 acres would allow a development with a maximum of approximately 142 dwelling units. Approximately 1420 new vehicle trips would be generated and approximately 71 school-aged children would be added to the school system.
3. The PR zoning and 1-4 du/ac density would impact surrounding properties, but it is compatible with the scale and intensity of established development.
4. The site has some area of steep slope, as well as a stream that runs through the site, which will impact future development. PR zoning allows the greatest flexibility and public review in dealing with these issues. This may require that the density on the steeper portion be restricted to the lower end of the approved density range. Knox County Department of Engineering and Public Works reports that Sixmile Creek runs through the property and does not have a mapped floodway. The development will need to leave an area five times the width of the stream as a stream buffer. (See attached Memo.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The PR zoning at a density at 1 to 4 du/ac is consistent with the South County Sector Plan proposal of low density residential uses.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This proposal could lead to similar requests for surrounding properties in the future, consistent with the sector plan designation in the area.

If approved, this item will be forwarded to Knox County Commission for final action on June 28, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days 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 (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval:

5/13/2004

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: 6/28/2004

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: