

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: 6-D-05-RZ **Related File Number:**
Application Filed: 5/9/2005 **Date of Revision:**
Applicant: STRATFORD PARK, LLC
Owner:

PROPERTY INFORMATION

General Location: Northwest side Nature Ln., northwest of Dry Gap Pike
Other Parcel Info.:
Tax ID Number: 57 125.13 **Jurisdiction:** City
Size of Tract: 1 acre
Accessibility: Current access is via Nature Ln., a local street with 10' of pavement width within 20' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 4 du/ac
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with residential dwellings under A, PR, R-1, RA and RB zoning.

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

Street: 5971 Nature Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) at a density of 1 to 4 dwelling units per acre
Previous Requests: None noted
Extension of Zone: Yes, extension of RP-1 zoning from the north, east and west.
History of Zoning: MPC approved RP-1 zoning at 1-4 du/ac on adjacent property (parcel 125.01) on 11/10/04 (11-C-04-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.): APPROVE RP-1 (Planned Residential) zoning.
APPROVE a density of 1 to 4 du/ac.

Staff Recomm. (Full): RP-1 zoning for this site completes the RP-1 zoning pattern established on three of four abutting sides of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR, R-1, RA and RB zoning.
2. The proposal will complete the established RP-1 zoning pattern on three sides of the site.
3. RP-1 zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. RP-1 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. A concept plan/use on review was approved by MPC on May 12, 2005 for the adjacent RP-1 property (1-SB-05-C/1-D-05-UR). The plan included 196 lots for single family detached units with an access drive to Dry Gap Pike near this property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The subject property was included in the adjacent Stratford Park subdivision, which was approved by MPC on May 12, 2005 (1-SB-05-C/1-D-05-UR). At the recommended density, up to 4 additional dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 40 more vehicle trips per day to the street system and about 2 more children under the age of 18 to the school system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.
4. There is a related application being considered for PR zoning to the south of this property on this agenda (6-E-05-RZ).

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The City of Knoxville One Year Plan proposes low density residential uses for the site, consistent with the proposal.
3. This request could generate residential zoning requests in this immediate area in the future, on adjacent agriculturally-zoned properties.

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 the Knoxville Department of Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 6/9/2005

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval: 6/9/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/5/2005

Date of Legislative Action, Second Reading: 7/19/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: