

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-G-03-RZ **Related File Number:**
Application Filed: 5/12/2003 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
Owner:

PROPERTY INFORMATION

General Location: South terminus of Cedargreens Rd., south of Bouquet Ln.
Other Parcel Info.:
Tax ID Number: 60 28 (PART ZONED RB) **Jurisdiction:** County
Size of Tract: 9.9 acres
Accessibility: Access through the subdivision is via Cedargreens Rd. and Fernbank Rd., local streets with 26' of pavement within 50' rights-of-way. The subdivision is accessed from Millertown Pk., a minor arterial street with 21' of pavement within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area has been developed with residential uses under A, PR, RA and RB zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the north.
History of Zoning: Property to north, Meadows of Millertown subdivision, was rezoned to PR in 2000 and 2002.

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: Bonnie Curtiss

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning
APPROVE a density of 1-5 du/ac

Staff Recomm. (Full): PR zoning at the requested density is a logical extension from the north, and is compatible with the scale and intensity of the surrounding residential development and zoning pattern. The Northeast County Sector Plan designates this area for low density residential uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is a logical extension of zoning from the north.
2. This site is served by public water and sewer and will be developed as an extension to the Meadows at Millertown subdivision.

EFFECTS OF THE PROPOSAL

- 1. PR zoning at a low density designation would allow development on the site consistent with the previously approved phases of Meadows at Millertown.
- 2. The maximum requested development under PR zoning at 5 du/ac would add 49 housing units, generate approximately 490 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 28 children.
- 3. A use-on-review and concept plan, which may include a traffic impact study, must be reviewed and approved by the Planning Commission prior to any development on this site.

CONFORMITY TO ADOPTED PLANS

- 1. The proposed zoning and density are consistent with the Northeast County Sector Plan designation for low density residential uses.
- 2. The Knoxville/Knox County Growth Policy Plan designates this site as Urban Growth Area for the City of Knoxville.
- 3. Staff anticipates there will be other similar requests for PR zoning in the area based on the planning sector and growth policy designations for this area.

MPC Action: Approved MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 6/12/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 7/28/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: