

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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www.knoxmpc.org

File Number: 6-L-02-RZ **Related File Number:**
Application Filed: 5/13/2002 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Northwest side George Williams Rd., southwest of Shelbyville Rd.
Other Parcel Info.:
Tax ID Number: 144 2 **Jurisdiction:** County
Size of Tract: 50 acres
Accessibility: Access is via George Williams Rd., a major collector street with 60' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use:
Proposed Use: Single family detached housing **Density:** 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with some residential uses under A, RA and PR zoning, but much of the area is still undeveloped, including the subject property, which is wooded.

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:
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1-3 du/ac. (Applicant requested 1-5 du/ac.)

Staff Recomm. (Full): PR zoning should be limited to 3 du/ac for compatibility with the scale and intensity of surrounding development. The Southwest County Sector Plan proposes low density residential uses for this site.

Comments: The applicant is proposing to develop single family detached housing on this wooded site. PR zoning requires MPC approval of a use on review and concept plan prior to development. This property is located within the parental responsibility zone (less than one mile) of West Valley Middle School. Therefore, public sidewalks must be included as part of the subdivision. The development will also require a traffic impact study. George Williams Road has a required right of way of 70 feet, which must be dedicated at the time of platting. Knox County Engineering may also require George Williams Rd. to be widened to a minimum of 20 feet.

The requested density of 1-5 du/ac will add up to 105 school-aged children to the school system and up to 2,500 vehicular trips to George Williams Road. The recommended density of 1-3 du/ac will add up to 63 school-aged children to the school system and up to 1,500 vehicular trips to George Williams Road.

MPC Action: Approved

MPC Meeting Date: 6/13/2002

Details of MPC action: APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1-4 du/ac.

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

Date of MPC Approval: 6/13/2002

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: 7/22/2002

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: