CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-M-02-RZ Related File Number:

Application Filed: 5/20/2002 **Date of Revision:**

Applicant: TOMMY HICKS

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southeast side of Greenwell Dr., northeast of Pedigo Rd.

Other Parcel Info.:

Tax ID Number: 37 84 Jurisdiction: County

Size of Tract: 8.74 acres

Accessibility: Access is via Greenwell Dr., a minor collector street with 40' of right of way and 16-17' of pavement

width.

GENERAL LAND USE INFORMATION

Existing Land Use: House

Surrounding Land Use:

Proposed Use: Single family residential subdivision Density: 5 du/ac

Sector Plan: North County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with residential uses under A, RA and PR zoning.

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:

1/31/2007 01:24 PM Page 1 of 2

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 better compatibility with the scale and intensity of

surrounding development. The North County Sector Plan proposes low density residential uses for this

property.

Comments: The applicant proposes to develop single family detached housing on this site. At the recommended

density, up to 26 units could be developed on the site. The requested density of up to 5 units per acre would be out of character with surrounding development, which is developed at no more than 3 dwelling units per acre. Also, Greenwell Drive's pavement width of 16-17 feet is inadequate for this type of development. At the time of development, the street will need to be widened to a minimum width of 20 feet from the subdivision entrance west to the intersection with Pedigo Rd. (approximately a quarter mile), per the requirements of the Knox County Department of Engineering and Public Works. If this improvement is not made, the development plan for the project should show no more than 1 du/ac with

the current road width.

Greenwell Drive's grade peaks at a point in front of the site. In order to meet sight distance

requirements, the access must be located at this high point, where 300 feet of clear sight distance can be achieved. A blue line stream runs parallel to the road near the front of the site. The applicant will have to obtain TDEC and Knox County Engineering approval for disturbance of this stream. PR zoning

requires MPC approval of a use on review and concept plan prior to development.

MPC Action: Approved MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-3 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: 8/26/2002

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:24 PM Page 2 of 2