CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-M-06-RZ Related File Number:

Application Filed: 5/3/2006 **Date of Revision:**

Applicant: JOSEPH DELEESE

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side S. Northshore Dr., east of Admirals Landing Blvd.

Other Parcel Info.:

Tax ID Number: 154 095.01 & 091.10 Jurisdiction: County

Size of Tract: 12 acres

Accessibility: Access is via S. Northshore Dr., a two lane major arterial street with 23' of pavement within a 50' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

Surrounding Land Use:

Proposed Use: Residential subdivision Density: 3 du/ac

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential and Slope Protection

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This residential site is within an area of mixed uses that is beginning to have more intensive non-

residential uses occur within the TC-1, O-1 and PR zones.

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: Yes

History of Zoning: None noted for this site, but other property in the area has been rezoned for more intensive

development in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 up to 3 dwellings per acre

Staff Recomm. (Full): PR zoning at up to 3 du/ac is consistent with the adjacent zoning to the west and less intensive than the

TC-1 zoning found to the north across S. Northshore Dr.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding land uses

and zoning pattern.

2. PR zoning at this density is located to the west and northwest of the subject property.

3. The PR zoning will allow this 12-acre property to be developed as proposed by the applicant.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.

2. This proposal will have a minimal impact on schools and the street system.

3. The proposal will allow consideration of up to 24 units on the site, add approximately 240 vehicle trips per day to area streets, and add 4 school aged children to area schools. The density requested is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with

this proposal.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request could generate similar requests for PR or other residential zoning in this area,

consistent with the sector plan proposal for low density residential uses.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 3 dwelling units per acre

Date of MPC Approval: 6/8/2006 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: 7/24/2006 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:

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Effective Date of Ordinance:

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