

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 6-N-04-RZ **Related File Number:**
Application Filed: 5/10/2004 **Date of Revision:**
Applicant: HABITAT FOR HUMANITY
Owner:

PROPERTY INFORMATION

General Location: Northwest side Terry Dr., southeast side Rising Rd., southwest side E Dr.
Other Parcel Info.:
Tax ID Number: 60 D C 006 **Jurisdiction:** County
Size of Tract: 12.7 acres
Accessibility: Access could be via Terry Dr., a local street with 16' of pavement width within a 50' right of way, via Rising Rd., a local street with 19' of pavement width within a 45' right of way, or via E Dr., a local street with 12 to 14' of pavement width within a 25' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Residential development **Density:** 1 to 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 neighborhood has been developed primarily with single family dwellings under RB zoning.

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

Street: 7113 Terry Dr
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: 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 to 5 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density allows fewer dwelling units than may be permitted under the current RB zoning and is compatible with the surrounding zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at the recommended density is compatible with uses allowed under the surrounding RB zoning.
2. PR zoning will require MPC use on review approval of site plans prior to any development of the property, whereas the RB zone has no such requirement if the proposed density is under 12 du/ac. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.
3. PR zoning at up to 5 du/ac will allow the property to be developed with up to 63 dwelling units. If developed under RB zoning, multi-family development of up to 152 dwelling units could be permitted without any MPC approval.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. At the recommended density, up to 63 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 630 vehicle trips per day to the street system and about 37 children under the age of 18 to the school system.
3. The road widths of Terry Dr. and E. Dr. are marginal for this development density. Some road widening may be required prior to development of the site.
4. 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request should not generate similar requests for PR zoning in this area in the future, because most of the land in the area is already developed and subdivided under the existing RB zoning. There are no remaining parcels in the immediate area which are greater than the 5 acres generally required for PR zoning.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 6/10/04, 7/8/04

Date of Withdrawal: 8/12/2004 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/27/2004

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: