CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 7-G-04-RZ Related File Number:

Application Filed: 6/7/2004 Date of Revision:

Applicant: LANDVIEW, LLC

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: East side Thompson Rd., south side Hardin Valley Rd.

Other Parcel Info.:

Tax ID Number: 104 141.01 OTHER: PORTION ON EAST SIDE OF THO Jurisdiction: County

Size of Tract: 16.5 acres

Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median/turn-lane within

200' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Condominiums Density: 5 du/ac

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The south side of Hardin Valley Rd. is developed with residential and office uses under A, RA and OA

zoning. Two nearby properties are planned and zoned for residential development under PR zoning.

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

Street: 2342 Thompson Rd.

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, extension of PR zoning from the south.

History of Zoning: MPC approved an MDR sector plan designation and PR zoning on property to the east for

condominiums on 1/8/04 (1-D-04-SP/1-R-04-RZ). The property directly south of the subject property

was approved for PR zoning on 2/12/04 (2-P-04-RZ).

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.

APPROVE a density of 1 to 3 du/ac. (Applicant requested 1 to 5 du/ac)

Staff Recomm. (Full): PR zoning at up to 3 du/ac is an extension of zoning from the south and is compatible with surrounding

development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is consistent with the PR zoning and density on the adjacent

parcel which has similar topographic characteristics as the subject property.

2. PR zoning will require MPC use on review approval of site plans prior to any development of the property. 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 3 du/ac will allow the property to be developed with up to 49 dwelling units. The PR zone allows for structures to be clustered in more developable areas of the site. The applicant is proposing condominiums, which generally can be more easily clustered than single family units.

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 49 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 490 vehicle trips per day to the street system and about 41 children under the age of 18 to the school system. The development of single family attached dwellings (condominiums) would add slightly fewer vehicle trips per day to the street system and about 8 children under the age of 18 to the school system.

3. The recommended zoning and density are compatible with the surrounding zoning, and the impact

on adjacent properties can be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site.

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

Policy Plan map.

3. This request may generate similar requests for PR zoning in this area in the future, consistent with

the sector plan proposal for low density residential east of Thompson Rd.

MPC Action: Approved MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 7/8/2004 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: 8/23/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Approved PR @ 1-5 du/ac

Date of Legislative Appeal: Effective Date of Ordinance:

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