

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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File Number: 7-H-05-RZ **Related File Number:**
Application Filed: 6/8/2005 **Date of Revision:**
Applicant: ROY CORUM, JR.
Owner:

PROPERTY INFORMATION

General Location: South side Fairview Rd., southeast of Napoli Blvd.
Other Parcel Info.:
Tax ID Number: 21 127 **Jurisdiction:** County
Size of Tract: 19 acres
Accessibility: Access is via Fairview Rd., a minor arterial street with 18' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family dwellings **Density:** 2.5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural, low and medium density residential uses under A, RA and RB zoning.

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

Street: 6825 Fairview 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: 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 2.5 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is compatible with surrounding development. The sector plan proposes low density residential uses for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and RB zoning.
2. PR zoning at 1 to 2.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. Other properties zoned RA and RB along Fairview Rd. have been developed with low density residential uses. A 59-lot single family subdivision is located on the opposite side of Fairview Rd. to the north, zoned RA and developed at about 2.5 du/ac. Condominiums are currently under development to the west adjacent to a 17-lot single family subdivision, under RB zoning.
3. 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.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 47 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 470 vehicle trips per day to the street system and about 27 children under the age of 18 to the school system.
3. Sight distance on Fairview Rd. appears to be sufficient. This will need to be certified from the proposed access drive on the development plan. There are portions of TVA transmission line easements crossing the site at the front and rear. No buildings may be located within these easements.
4. Portions of the site are designated for slope protection on the sector plan. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans.
5. 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, 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 may generate similar requests for PR zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 2.5 dwelling units per acre

Date of MPC Approval: 7/14/2005

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: 8/22/2005

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: