

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-J-04-RZ **Related File Number:** 7-D-04-SP
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: J.D.C.
Owner:

PROPERTY INFORMATION

General Location: Southeast side Washington Pike, southeast of Wise Springs Rd.
Other Parcel Info.:
Tax ID Number: 40 168 **Jurisdiction:** County
Size of Tract: 26 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family homes **Density:** 3 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 6934 Washington Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and CA (General Business)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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 3 du/ac.

Staff Recomm. (Full): PR zoning at the requested density is compatible with surrounding development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is to the rear and side of an established condominium development, which was developed under PR zoning at a density of 1 to 5 du/ac.
2. The proposed density of 1 to 3 du/ac is an appropriate transition between the condominiums to the north and the rural residential development to the south and east.
3. A portion of the subject property is currently zoned CA. Approval of this request would eliminate that zoning, which would allow a variety of uses that may be inappropriate at this location.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposed PR zoning at a density of up to 3 du/ac would allow for a maximum of 78 dwelling units to be constructed on the site. That number of units, if single family detached, would add approximately 780 vehicle trips per day to the street system and would add approximately 45 children under the age of 18 to the school system. Since the property is located in the Rural Area on the Growth Policy Plan, a traffic study was submitted for staff review, per the Growth Policy Plan requirements.
3. The traffic study recommended that under existing conditions, a 100-foot minimum northbound left-turn lane on Washington Pike should be provided for turning movements on to Wise Springs Rd. The developer of this property will be expected to work with the Knox County Department of Engineering and Public Works to accommodate this improvement.
4. The impact to surrounding properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment to the Northeast County Sector Plan to LDR, the zoning is consistent with the sector plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The proposal meets all Growth Policy Plan requirements for approval of PR zoning at up to 3 du/ac.
3. This request may lead to future requests for low density residential sector plan and zoning designations in the future on large lot, agricultural properties in the area.

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:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: