

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-L-04-RZ **Related File Number:**
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: FULLER & SIMS DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: Northwest side S. Northshore Dr., southwest of Whittington Creek Blvd.
Other Parcel Info.:
Tax ID Number: 155 003 **Jurisdiction:** County
Size of Tract: 9.98 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by residential uses that have developed under PR and Agricultural zones.

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

Street: 9117 S Northshore Dr
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 adjoining properties have been rezoned to PR in recent years.

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 4 dwellings per acre

Staff Recomm. (Full): PR zoning is consistent with surrounding residential zoning and single family development. The sector plan proposes low density residential use for this site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under Agricultural, RA and PR zoning.
2. PR zoning at 1 to 4 du/ac. is compatible with the surrounding development and zoning pattern.
3. PR zoning at 1 to 4 du/ac. is consistent with the sector plan proposal for the property. A conceptual layout of the proposed subdivision is attached.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request will add 390 vehicle trips per day to the road system and add approximately 36 school aged children.
3. The proposed PR zoning will require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties at a future public hearing.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Southwest County Sector Plan proposes low density residential uses for this property, consistent with the proposal.
2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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 4 dwellings 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 Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: