CASE SUMMARY

APPLICATION TYPE: REZONING

Related File Number:

Date of Revision:

7-E-02-SP

Applicant:	H. R. DAVIS GENERAL CON	ISTRUCTION		400 Main S Knoxville, Tenness 865 • 215 •
Owner:				FAX•215• www•knoxmp
PROPERTY INF	ORMATION			
General Location:	East side Idlewood L	East side Idlewood Ln., south of Gleason Dr.		
Other Parcel Info.:				
Tax ID Number:	133 7		Jurisdiction:	County
Size of Tract:	6.4 acres			
Accessibility:				
GENERAL LAN	D USE INFORMATION			
Existing Land Use:	Knights of Columbus	Knights of Columbus Lodge		
Surrounding Land	Use:			
Proposed Use:	Condominiums		Densi	i ty: 1 to 8 du/ac
Sector Plan:	Southwest County	Sector Plan Designation:		
Growth Policy Plan	: Planned Growth Area	3		
Neighborhood Con	text:			
	IT-OF-WAY INFORMATI	ON (whore applicable)		
Street:		on (where applicable)		
•				

0110011

Location:

File Number:

Application Filed:

7-M-02-RZ

6/12/2002

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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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.:

	Μ	PC ACTION AND DISPOS	SITION	
Planner In Charge:				
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1-5 du/ac, consistent with the sector plan recommendation. (Applicant requested 1-8 du/ac.)			
Staff Recomm. (Full):	The subject property, now occupied by the Knights of Columbus lodge, currently provides a transition buffer between medium density condominium development to the south and low density, larger lot development to the north. PR zoning at 1-5 du/ac will allow the property to be developed at a reasonable density, consistent with the sector plan proposal, while maintaining the transition area that the Knights of Columbus facility currently provides.			
Comments:	Other reasons to limit new development under PR zoning to low density include: (1) Idlewood Lane has marginal pavement width (18') from Gleason Dr. to the site; (2) Gleason Dr. is currently designated as congested corridor by the TPO's Congestion Management Systems Plan and is not slated for improvements in the near future; and (3) there is no traffic signal at Idlewood Ln. and Gleason Dr. In addition, the recommended density is more compatible with the less dense single family development the north.			
	Knox County Engineering's Stormwater Management Department has indicated that stormwater runoff from this site drains to sinkholes in the Ten Mile Creek Basin. The developer will have to meet all applicable requirements of the Knox County Department of Engineering and Public Works regarding the sinkhole policy.			
MPC Action:	Approved		MPC Meeting Date: 7/11/2002	
Details of MPC action:	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 to 8 du/ac.			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 8 dwelling units per acre			
Date of MPC Approval:	7/11/2002	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	8/26/2002	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: