

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-Q-04-RZ **Related File Number:**
Application Filed: 6/14/2004 **Date of Revision:**
Applicant: HOLSINGER CONSTRUCTION, LLC
Owner:

PROPERTY INFORMATION

General Location: Northwest end Shoffner Ln., southeast of Cabbage Dr., northwest of Hill Road
Other Parcel Info.:
Tax ID Number: 28 167 **Jurisdiction:** County
Size of Tract: 40.58 acres
Accessibility: Access is via Knowledge Ln., a local street with 26' of pavement width within 50' of right of way, or via Shoffner Rd., a local street with 14-15' of pavement width within 30' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 3 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with low density and rural residential uses under A and PR zoning.

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

Street:
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 northeast and southwest
History of Zoning: None noted for this property. MPC approved PR at 1 to 3 du/ac on June 13, 2002 for the subdivision to the east, which is accessed from Hill Rd.

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 is a logical extension of zoning from the east and is compatible with surrounding land uses and zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern.
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 121 dwelling units.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities available to serve the site.
2. At the recommended density, up to 121 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1210 vehicle trips per day to the street system and about 79 children under the age of 18 to the school system.
3. The applicant intends to gain access to the site via Knowledge Ln. to the east, within the adjacent subdivision which has access to Hill Rd. The other possible access is Shoffner Ln., which has inadequate pavement width. Some road widening may be required prior to development of the site. A traffic study will be required if the development proposal shows more than 75 dwelling units.
4. 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 North 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 on properties which are designated for low density residential use by the sector 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 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: