

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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www.knoxmpc.org

File Number: 7-S-02-RZ **Related File Number:**
Application Filed: 6/24/2002 **Date of Revision:**
Applicant: SOUTHLAND GROUP INC.
Owner:

PROPERTY INFORMATION

General Location: Northeast side Greenwell Rd., north of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 38 18 (PART) OTHER: (EXCLUDING 100' X 300' BEHIN **Jurisdiction:** County
Size of Tract: 46.8 acres
Accessibility: Access is via Greenwell Rd., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 4 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This rolling, wooded and open site is within an area of emerging low density subdivision development occurring within PR zoning.

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

Street: 7601 Greenwell 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: Yes
History of Zoning: None noted for this site, but other property in the area has been recently rezoned PR for single family subdivision development.

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 1 to 4 dwellings per acre.

Staff Recomm. (Full):

PR zoning at 1 to 4 dwellings per acre is compatible with adjacent PR zoning and development. The sector plan proposes low density residential use for this site.

Comments:

Residential subdivision of this site is consistent with other residential development taking place on nearby properties. Maximum development of the site would create 187 lots, add approximately 1,872 vehicular trips per day, and add approximately 102 school age children to the area population. Development at the requested density will require that a traffic impact study be provided with the submission of a development plan for the property.

The Knox County Department of Engineering and Public Works reports that there are active sinkholes on the site which will have to be protected and may result in the property not being developed at the maximum requested density.

MPC Action:

Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 4 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: