

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-T-05-RZ **Related File Number:** 7-F-05-SP
Application Filed: 6/15/2005 **Date of Revision:**
Applicant: KENN DAVIN
Owner:

PROPERTY INFORMATION

General Location: Northwest side E. Copeland Dr., northeast of Bowman Hollow Rd.
Other Parcel Info.:
Tax ID Number: 46 002, 177, 17701 **OTHER: & PART OF 176 (MAP ON F** **Jurisdiction:** County
Size of Tract: 24.8 acre
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 3 du/ac
Sector Plan: North County **Sector Plan Designation:** Ag / RR
Growth Policy Plan: Rural Area
Neighborhood Context:

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:
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 at the requested density is compatible with surrounding residential development in the area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR and RA zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. A large subdivision located to the southeast of this site, which has access to E. Copeland Dr. has been developed under PR zoning at a density of about 3 du/ac.
3. The Planned Growth Area on the Growth Policy Plan map and the low density residential designation on the sector plan map are located directly southeast of this site, on the southeast side of E. Copeland Dr., so this request is a logical extension of low density residential on both plans.
4. 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.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site. The applicant has provided the attached letter from the utility provider, which states that sewer service can be provided at the expense of the developer.
2. At the requested density, up to 74 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 740 vehicle trips per day to the street system and about 48 children under the age of 18 to the school system.
3. The traffic impact study provided for this proposal states that required sight distance of 300 feet on E. Copeland Dr. is available for access to the development. This will need to be certified from the proposed access drive on the development plan. If more than 75 lots are proposed, the traffic impact study will be reviewed further as part of the concept plan / use on review process. MPC transportation planning and Knox County Engineering have reviewed the current traffic study and approved E. Copeland Dr. for consistency with the Growth Policy Plan requirements for low density residential development in the rural area.
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. With the recommended amendment to low density residential, the rezoning is consistent with the North County 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 requirements for rezoning within the Rural Area.
3. This request may generate similar requests for low density PR zoning in this area in the future on properties in this area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action:

Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at density of 1 to 3 dwelling units per acre

Date of MPC Approval: 7/14/2005

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: 8/22/2005

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: