

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-Z-05-RZ **Related File Number:**
Application Filed: 6/27/2005 **Date of Revision:**
Applicant: FOREST BROOK PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: South side Nubbin Ridge Rd., east of Wallace Rd.
Other Parcel Info.:
Tax ID Number: 133 F B 011 **Jurisdiction:** County
Size of Tract: 1.9 acres
Accessibility: Access is via Nubbin Ridge Rd., a major collector street with 18' to 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 5 du/ac
Sector Plan: West City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of an older single family neighborhood that has developed under RA and A zones and had newer townhouse development occur under PR zoning in recent years.

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

Street: 7936 Nubbin Ridge Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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 5 dwellings per acre

Staff Recomm. (Full):

Although the site is small for good development under PR zoning, the applicant has submitted the attached site plan which shows the site can be developed under the PR zone. The sector plan proposes low density residential use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and RA and PR zoning pattern.
2. Other properties in the immediate area are developed with residential uses under RA and PR zoning.
3. The recommended PR at 1 to 5 du/ac. is consistent with the established attached residential development to the northwest zoned PR at 7 du/ac.
5. 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 this site.
2. At the recommended acreage and density, up to 10 dwelling units could be proposed for the project. The development of the proposed single family attached dwellings would add approximately 100 vehicle trips per day to the street system and about 5 children under the age of 18 to the school system.
3. Access to this residential development should be placed to provide adequate sight distance from the curve in Nubbin Ridge Rd to the east of the site, as well as Nubbin Ridge Rd., to the west. The developer will be expected to work with Knox County Engineering and Public Works and MPC to designate the safest access point for the project.
4. Under the recommended PR zoning and density, the impact to adjacent properties will be minimized through the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan proposes low density residential uses for the site, consistent with the proposal.
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, consistent with the sector plan proposal.

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 a density of 1 to 5 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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: