

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 combining the PR (Planned Residential) zones into one district.

Staff Recomm. (Full):

The purpose of this rezoning application is to combine several separate PR zoning districts into one unified district with a maximum density of 145 dwelling units. Within this PR district the developer may propose clustering the majority of the residential density in the center of the site to the exclusion of additional dwelling units being available for future development elsewhere within this district. The density for the entire site will not exceed 5 du/ac., which is consistent with the South County Sector Plan recommendation for low density residential use.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The combination of these PR zones into one district will allow the developer to concentrate the majority of the density of this PR area into the center of the property.
- 2. The combination of these separate districts into one district will permit this site to be proposed for development in a similar manner to surrounding development and zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to serve the site.
- 2. The maximum density of 5 dwellings per acre will allow up to 145 units to be proposed for this site, would add 21 school aged children, and generate an additional 1,333 vehicle trips per day to area roads
- 3. MPC approval of a site plan is required prior to any development of the property. During this review, potential issues such as traffic, drainage, access, layout and other development concerns can be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South County Sector Plan proposes low density residential uses for the site, consistent with this PR zone district combination.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan Map.

MPC Action:

Approved

MPC Meeting Date: 8/14/2008

Details of MPC action:

Summary of MPC action:

APPROVE combining the two PR (Planned Residential) zones at a density up to 5 du/ac into one district.

Date of MPC Approval:

8/14/2008

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Withdrawn prior to publication?: Action Appealed?: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:

9/22/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

denied combining 2 PR districts into 1

Date of Legislative Appeal:

Effective Date of Ordinance: