

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: 8-J-06-RZ **Related File Number:**
Application Filed: 7/13/2006 **Date of Revision:**
Applicant: MPM DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: South side E Emory Rd., southwest side Thomas Ln.
Other Parcel Info.:
Tax ID Number: 29 053,054, 054.01, 054.04 **Jurisdiction:** County
Size of Tract: 19.6 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with 20' of pavement, and Thomas Ln., a local deadend street with 15' to 17' pavement widths.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 5 du/ac.
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the Halls residential area that has developed under A, RA, RB and PR zones

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

Street: 7421 Thomas Ln.
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 rezoned to PR in recent months for 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 a density up to 5 du/ac.

Staff Recomm. (Full): PR zoning up to 5 du/ac. is consistent with other residential zoning that has been approved in the area. The sector plan proposes low density residential use for this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR, RA and A zoning.
2. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the property.
3. The property is now accessed from Thomas Ln., a substandard deadend street with only 15' to 17' of pavement width; however, under the PR use on review process, the applicant can be required to improve Thomas Ln. to access the development.
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.
2. The proposed density will allow development of up to 98 units, generating approximately 980 vehicle trips per day to the street system and about 14 children under the age of 18 to the school system.
3. The applicant will be expected to work with MPC and Knox County Engineering to address any traffic safety concerns with the development of access to this site.
4. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density. However, an adjoining property owner to the southeast on Palmleaf Rd. has reported a flooding problem from a wet weather stream that flows from this site that will need to be addressed during development.
5. 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, consistent with this 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 on properties which are designated for low density residential uses by the sector plan.

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: 8/10/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval: 8/10/2006

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: 9/25/2006

Date of Legislative Action, Second Reading: 10/23/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: