

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-K-05-RZ **Related File Number:**
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: FOX SPRINGS, LLC
Owner:

PROPERTY INFORMATION

General Location: Southwest of Triplett Ln., northeast of Fox Rd.
Other Parcel Info.:
Tax ID Number: 132 PORTION OF 013 OTHER: (MAP ON FILE AT MPC) **Jurisdiction:** County
Size of Tract: 7.5 acres
Accessibility: Access is through the adjoining PR property to Fox Rd., a minor collector street with 21' of pavement width within 120' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 3 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural and low density residential uses under A, RA, RAE and PR zoning.

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

Street: 301 Triplett 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: MPC approved PR on adjoining property in 2003 (12-K-03-RZ).
Extension of Zone: Yes, extension of PR from the west.
History of Zoning: MPC approved PR at 1-3 du/ac on the adjacent property on 12/11/2003 (12-K-03-RZ). A 39-lot SF subdivision was approved on 10/14/04 (10-SG-04-C/10-K-04-UR).

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):

The recommendation is a logical extension of zoning and density from the southwest, is compatible with surrounding development and is consistent with the sector plan.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA, RAE and PR zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The parcel directly to the southwest of this site is zoned PR at 1 to 3 du/ac and is proposed to be combined with this property for one development.
3. 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. At the proposed density, up to 22 additional dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 220 vehicle trips per day to the street system and about 18 children under the age of 18 to the school system.
3. If more than 75 lots are proposed as part of the overall development, a traffic impact study will be required to be submitted with concept/use on review plans.
4. Part of the site is designated for slope protection on the sector plan. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans.
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 Southwest County Sector Plan proposes low density residential uses and slope protection 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 on surrounding properties, which are proposed 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:

Denied

MPC Meeting Date: 9/8/2005

Details of MPC action:

DENY PR (Planned Residential) zoning.

Summary of MPC action:

DENY PR (Planned Residential) zoning

Date of MPC Approval:

Date of Denial: 9/8/2005

Postponements: 8/11/2005

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 9/14/2005

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/24/2005

Ordinance Number:

Disposition of Case: Appeal withdrawn. Denial
Stands

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: