

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
w w w • k n o x m p c • o r g

File Number: 8-K-07-RZ **Related File Number:** 8-D-07-SP
Application Filed: 7/2/2007 **Date of Revision:**
Applicant: ROD TOWNSEND

PROPERTY INFORMATION

General Location: Southeast side E. Beaver Creek Dr., northeast of Ghiradelli Rd.
Other Parcel Info.:
Tax ID Number: 47 228 **Jurisdiction:** County
Size of Tract: 2.43 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Duplexes (6-8) **Density:** 6 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 916 E Beaver Creek Dr
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:

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 up to 5 du/ac, consistent with current sector plan designation. (Applicant requested 6 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is consistent with the sector plan designation for the site and is compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding low density residential development and zoning pattern and is consistent with the current sector plan proposal for the site.
2. The recommendation gives the applicant reasonable use of the property, but slightly lessens the impact to adjacent properties, which are developed with large lot residential uses under A zoning.
3. Establishing MDR uses at this site would set a precedent for further extension to the west on E. Beaver Creek Dr. into established low density residential areas.
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. At the staff's recommended density, up to 13 dwelling units could be proposed on the subject property. The development of multiple attached dwellings would add approximately 152 vehicle trips per day to the street system and about 1 school aged child to the school system. At the applicant's requested density, up to 15 dwelling units could be proposed on the subject property. The development of multiple attached dwellings would add approximately 173 vehicle trips per day to the street system and about 2 school aged children to the school system.
3. The recommended zoning and density 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 the staff's recommended PR zoning and density.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved at the requested or recommended density, this request may generate similar requests for residential zoning and densities in the future on surrounding Agricultural zoned properties. Staff recommends against establishing an MDR plan designation at this location. Low density residential allows consideration of up to 5 du/ac, which is reasonable for this established residential corridor along E. Beaver Creek Dr. west of this site.

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: 8/9/2007

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: 8/9/2007

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: 9/24/2007

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:

Date of Legislative Appeal:

Effective Date of Ordinance: