

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-L-05-RZ **Related File Number:**
Application Filed: 7/13/2005 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: Northwest side Sands Rd., northeast of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 275 **Jurisdiction:** County
Size of Tract: 1.02 acres
Accessibility: Access is via Sands Rd., a local street with 16' to 18' of pavement scheduled for widening as part of the subdivision development approved for the existing PR zoned site located to the north.

GENERAL LAND USE INFORMATION

Existing Land Use: Mobile home
Surrounding Land Use:
Proposed Use: Single family detached housing **Density:** 1 to 4 du/ac.
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is an area of rural and low density residential uses that have developed under A, RB and PR zones.

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

Street: 2723 Sands Rd.
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

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 4 dwellings per acre

Staff Recomm. (Full):

PR zoning at 1 to 4 du/ac. is consistent with other recent PR zoning approved for the area. The sector plan proposes low density residential use for the site.

Comments:

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located on a substandard local street scheduled for improvement, and has both public water and sewer service available from KUB.

2. The availability of public water and sewer utilities support this site's residential development with low density residential uses under PR zoning.

3. The applicant has agreed to participate in the widening of Sands Rd. as part of his development process.

B. EFFECTS OF THE PROPOSAL

1. The requested PR zoning at up to 4 du/ac would allow consideration of a maximum of 5 units on this site. The maximum development would add approximately 50 vehicle trips per day for area roads, and add approximately 3 children to the area's school population.

2. Access is via Sands Rd., a local street with only a 16' pavement width.

3. Road improvements will need to be addressed as part of the PR uses on review process, including how those improvements would be implemented, before any rezoning occurs.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. Although the property adjoins low density residential development to the east. Development of this site with low density residential uses would result in compatible uses facing each other.

2. The Growth Policy Plan identifies this site for urban growth.

3. The Northwest County Sector Plan supports low density residential development for this site when urban services and adequate roads are provided.

MPC Action:

Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 4 dwellings per acre

Date of MPC Approval:

8/11/2005

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:

9/26/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: