

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
www.knoxmpc.org

File Number: 8-M-02-RZ **Related File Number:**
Application Filed: 7/8/2002 **Date of Revision:**
Applicant: SADDLEBROOK, INC.
Owner:

PROPERTY INFORMATION

General Location: Northwest side of S. Northshore Dr, south of Choto Rd.
Other Parcel Info.:
Tax ID Number: 169 12 (PORTION ZONED A) OTHER: DESCRIPTION O **Jurisdiction:** County
Size of Tract: 11 acres
Accessibility: Access is via S. Northshore Dr., a minor arterial with 20 to 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single-family dwelling
Surrounding Land Use:
Proposed Use: Single-family detached subdivision **Density:** 3 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within a rural residential area that has been experiencing suburban residential development under PR zoning.

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

Street: 12539 S Northshore 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: Yes
History of Zoning: None noted for this site, but several adjacent properties have been zoned PR in recent years.

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: Bonnie Curtiss

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 dwellings per acre.

Staff Recomm. (Full): PR zoning at 1 to 3 dwellings per acre is consistent with recent zonings and residential subdivision development of surrounding properties. The Southwest County Sector Plan proposes low density residential use at 1 to 3 units per acre for this site.

Comments: The single-family subdivisions under development in the vicinity of this site are zoned PR at densities not exceeding 3 dwellings per acre.

MPC Action: Approved MPC Meeting Date: 8/8/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 8/8/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 9/23/2002 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: