

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-M-08-RZ **Related File Number:** 8-H-08-SP
Application Filed: 7/10/2008 **Date of Revision:**
Applicant: TENNESSEE INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side Fretz Rd., north of Hatmaker Ln.
Other Parcel Info.: Sector plan for entire parcels 068 and 072. Rezoning for A-zoned portion of parcel 072 only.
Tax ID Number: 130 072 OTHER: PORTION ZONED A **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access will via local streets being developed within this development.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use:
Proposed Use: Residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Ag/RR
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context:

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

Street:
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: 4-U-07-RZ, 12-W-07-RZ
Extension of Zone: Yes
History of Zoning: The rest of the development surrounding this property was zoned PR over the last several years.

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.

Staff Recomm. (Full):

Incorporating this site in with the adjacent PR zoned area completes a rezoning process to establish the entire, proposed 40-acre residential subdivision as one development district, consistent with the surrounding low density residential zoning and development pattern.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR COUNTY GENERALLY :

1. This site is located in an area of both rural residential and low density residential uses with most of the recent development occurring under low density residential plan designations and RA and PR zones, as requested for this site.
2. This property will be developed with the adjoining PR zoned site and is proposed for the same zoning and density. A concept plan/use on review plan, showing proposed residential development for the entire area (approximately 40 acres), is also on this month's MPC agenda for consideration (8-SA-08-C/8-H-08-UR).
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.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that this is an appropriate site for PR zoning and development.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to the site.
2. The addition of this small site with the adjoining property will have a minimal impact on schools and local streets.
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. Approval of PR zoning at up to 5 du/ac. is consistent with the recent sector plan amendment to LDR made to the surrounding property.
2. The site is within the Urban Growth Area of Farragut of the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The approval of this overall residential development may lead to future requests for low density residential uses in the surrounding area.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

RECOMMEND that Knox County Commission approve PR (Planned Residential) zoning at a density of up to 5 dwelling units per acre consistent with the adopted Northwest Sector Plan Amendment to Low Density Residential.

Effective as of June 13, 2008, T.C.A. 13-3-303 has been amended to require thirty (30) day publication notice prior to the adoption of any amendment to the General Plan. This request was previously acted upon by MPC after the effective date of the new rule and, as a result, the previous actions by MPC are not valid. To rectify this situation, this plan amendment and rezoning request has been readvertised consistent with the 30 day requirement for ratification and reconfirmation of the previous MPC action on 9/11/2008 and County Commission action on 10/27/2008.

Date of MPC Approval: 11/13/2008

Date of Denial:

Postponements: 8/14/08

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/15/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other": withdraw to hear in December

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: