

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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www.knoxmpc.org

File Number: 8-N-02-RZ **Related File Number:**
Application Filed: 7/8/2002 **Date of Revision:**
Applicant: ROY STORY
Owner:

PROPERTY INFORMATION

General Location: East side McCloud Rd., south of Blairwood Dr.
Other Parcel Info.:
Tax ID Number: 28 255 **Jurisdiction:** County
Size of Tract: 6.3 acres
Accessibility: Access is via McCloud Rd., a minor collector street with 50' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 3.5 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under A, RA, RB and PR zoning.

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

Street: 4528 McCloud 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: No
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3.5 dwelling units per acre.

Staff Recomm. (Full): PR zoning at the requested density is compatible with the scale and intensity of the surrounding residential development and zoning pattern. The North County Sector Plan proposes low density residential use for this site.

Comments: The application listed that the proposed use of the site would be for single family dwellings. The recommended density would allow for up to 21 dwelling units to be built on the property. It appears that the current access point to the site does not meet the sight distance requirement of 300 feet for McCloud Rd. Removal of vegetation in the street right of way should help to gain the required sight distance. The engineer will have to certify sight distance for any proposed access point to McCloud Rd. prior to any plan approval. The PR zone will require that a use on review development plan be approved by MPC prior to any development of the property. As part of that review, issues such as access, drainage, lot layout, sight distance, setbacks and traffic circulation will be addressed.

NEED AND JUSTIFICATION FOR THE PROPOSAL

The requested zoning change is justified for this site because there are other properties in this area along McCloud Rd., a collector street, that have been zoned and developed at equal or greater densities.

THE EFFECTS OF THE PROPOSAL

The additional demand on schools, streets and utilities will be minimal. At the requested density, with 21 single family dwellings, the expected number of additional school-age children will be approximately 11-12 and the additional number of vehicle trips will be approximately 210. Sufficient water, sewer and electric utilities are in place in the area. The effect of the development upon adjacent properties should also be minimal because the requested density is less than most of the developed density on surrounding properties. The PR zone requirement for development plan approval will also give MPC staff the ability to review the plan and recommend certain conditions of approval which will help to minimize impact on adjacent properties.

THE CONFORMITY OF THE PROPOSAL TO THE GENERAL PLAN AND SECTOR PLAN

The requested zoning, density and proposed use of the property are compatible with the surrounding properties. The recommended zoning and density for this site is consistent with the Sector Plan, as well as with the Growth Policy Plan. It is likely that more zoning requests for residential development will be made in the future to change from agricultural to residential zoning in this area, designated Planned Growth by the Growth Policy Plan. The density requested is very suitable for this area and should help to stabilize the area for future residential development.

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

Ordinance Number:

Disposition of Case: Approved

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: