

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-P-05-RZ **Related File Number:**
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: TODD HUNLEY
Owner:

PROPERTY INFORMATION

General Location: Northeast side Majors Rd., northwest of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 20 179 **Jurisdiction:** County
Size of Tract: 10.34 acres
Accessibility: Access is via Majors Rd., a minor collector street with 17' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family dwellings **Density:** 3.5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is developed with low density and rural residential uses under A, RA and PR zoning.

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

Street: 7624 Majors 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, extension of PR from the northeast.
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 du/ac.

Staff Recomm. (Full): The recommendation is a logical extension of zoning from the northeast, is compatible with surrounding development and is consistent with the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is consistent with the sector plan designation for the site and is located within the Planned Growth Area on the Growth Policy Plan map.
2. The proposal is a logical extension of zoning from the northeast and is compatible with the scale and intensity of the surrounding development and zoning pattern.
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.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site. Sewer will need to be extended from the existing subdivision to the northeast.
- 2. At the requested density, up to 36 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 360 vehicle trips per day to the street system and about 21 children under the age of 18 to the school system.
- 3. The site appears to have adequate sight distance on Majors Rd. The applicant/engineer will have to certify that required sight distance is available from the proposed access point. The pavement width of 17' is marginal for the proposed development. If Knox County Engineering deems it necessary, Majors Rd. may need to be improved and/or widened from the site access south to E. Emory Rd.
- 4. The proposal 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 Northeast County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan.

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: 8/11/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3.5 dwelling units 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

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: