

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: 9-B-04-RZ **Related File Number:**
Application Filed: 8/6/2004 **Date of Revision:**
Applicant: TERRY PATTON
Owner:

PROPERTY INFORMATION

General Location: East side Fox Rd., south of Donovan Ln.
Other Parcel Info.:
Tax ID Number: 131 PART OF 161 OTHER: (MAP ON FILE AT MPC) **Jurisdiction:** County
Size of Tract: 0.3 acre
Accessibility: Access will be by extension of the local street system from the adjoining subdivision via a 26' paved street within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **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 in a area of low density residential housing that has developed under RA and A zoning.

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

Street: 420 Fox 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: MPC approved PR on abutting property on 12/11/03 (12-K-03-RZ).
Extension of Zone: Yes
History of Zoning: Part of site was zoned RA in 2000

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 du/ac.

Staff Recomm. (Full): PR zoning at 1 to 3 dwelling units per acre is consistent with the adjacent subdivision development, as well as other surrounding residential development. The sector plan proposes low density residential use and slope protection for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under Agricultural, RA and PR zoning.
2. PR zoning at 1 to 3 du/ac 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 to serve the site.
2. Development of this site is limited under PR zoning due to the small size of this site; however, the site will likely be included in the adjoining PR development.
3. 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 Southwest County Sector Plan proposes low density residential uses and slope protection 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.

Following PR zoning of the property a development proposal will have to be submitted to MPC for approval before any permits for development can be issued for the property; if the property is to be included in the proposed PR subdivision being developed to the southwest of this site, a concept subdivision plat and final subdivision plat will have to be submitted to MPC approved and recorded prior to construction. Knox County Department of Engineering and First Knox Utility District must also approve the plat for utilities, grading, drainage and road improvements as part of that process.

MPC Action: Approved

MPC Meeting Date: 9/9/2004

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: 9/9/2004

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: 10/25/2004

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: