

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: 9-C-02-RZ **Related File Number:**
Application Filed: 8/13/2002 **Date of Revision:**
Applicant: WILLIAM FARNHAM
Owner:

PROPERTY INFORMATION

General Location: Northwest side Tazewell Pike, northeast of Shannondale Rd.,
Other Parcel Info.:
Tax ID Number: 49 23 **Jurisdiction:** County
Size of Tract: 19.06 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with 23' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Low density residential development **Density:** 1 to 5 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This vacant land is surrounded by undeveloped land and residential uses that are zoned RA,R-1, RB and PR zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted.
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been zoned PR for subdivision development 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 5 dwellings per acre.

Staff Recomm. (Full):

PR zoning at 1 to 5 dwellings per acre is compatible with the scale and intensity of surrounding residential uses and zoning that include single family detached and attached units. The sector plan proposes low density residential uses for this site.

Comments:

A. Need and Justification for Proposal

1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. Changing from RA to PR at 1 to 5 dwellings per acre would not be a major increase in density and would allow larger houses to be built on subdivided lots due to the reduced setbacks of PR zoning.
3. The nearby elementary school has been improved to expand student capacity.
4. The present RA zone that has been on the property for many years allows low density residential development.

B. Effects of Proposal

1. The RA zone would permit residential development similar to that permitted under the requested PR.
2. PR zoning at a low density designation would allow development that would be consistent with that permitted or existing on nearby lots zoned RA, PR and R-1.
3. Maximum development under PR zoning at 5 du/ac would add 95 housing units, generate approximately 950 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 41 children.

C. Conformity with the General Plan

1. PR zoning at the density requested will permit consideration of uses compatible with the scale and intensity of surrounding development and the water, sewer, and street system available to serve the site
2. Other RA and RB zoned property in the area could be zoned PR at 1 to 5 du/ac and stay within the policies and guidelines of the adopted plans for the area.
3. Any development of this site should include a pedestrian connection to the school site to the north to encourage safe access for children walking to school.
4. Low density residential development of this site will solidify this area as a low density residential area.

MPC Action:

Approved

MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval:

9/12/2002

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:

10/28/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: