## CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:9-C-03-RZApplication Filed:8/6/2003Applicant:B & J ENTERPRISESOwner:Comparison

#### PROPERTY INFORMATION

General Location:	Northeast side Steele Rd., northwest of Hardin Valley Rd.		
Other Parcel Info .:			
Tax ID Number:	103 058	Jurisdiction:	County
Size of Tract:	31.4 acres		
Accessibility:	Access is via Steele Rd., a minor collector street with 19' of pavement width within 50' of right of way.		

**Related File Number:** 

Date of Revision:

# GENERAL LAND USE INFORMATION Existing Land Use: Vacant land

Surrounding Land Use:			
Proposed Use:	Single family detached subdivision		Density: 3 du/ac
Sector Plan:	Northwest County	Sector Plan Designation: Low De	ensity Residential
Growth Policy Plan:	Planned Growth Area	I	
Neighborhood Context:	This area is developed with single family dwellings on large lots under Agricultural zoning. Hardin Valley Elementary School is located to the south. There is an RA zoned residential subdivision to the east, located between Sam Lee Rd. and Hardin Valley Rd.		

#### 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:	None noted
Extension of Zone:	No
History of Zoning:	None noted

#### PLAN INFORMATION (where applicable)

**Current 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.:

	MF	PC ACTION AND DISPO	SITION
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 up t comparable with	to 3 du/ac is consistent with the se other residential development to t	ctor plan proposal and will allow development that is ne east.
Comments:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. The request is consistent with the sector plan proposal for low density residential use for this site.</li> <li>2. The recommended zoning and density will allow development that is compatible with the surrounding development and zoning pattern.</li> <li>3. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development issues can be addressed. The Knox County Engineering &amp; Public Works Department has identified that there is a sinkhole on the south side of this property near Steele Rd. The County sinkhole policy may apply during development.</li> <li>4. The zoning will allow development of similar or less intensity to the RA-zoned residential subdivision to the east, located 3,000 feet east of this site, between Sam Lee Rd. and Hardin Valley Rd.</li> <li>THE EFFECTS OF THE PROPOSAL</li> <li>1. Public water utilities are available on Steele Rd. to serve the site. Sewer utilities are available to the south near the school. The developer will have to work with West Knox Utility District to get a sanitary sewer connection as part of the subdivision process.</li> <li>2. The proposed rezoning would allow the property to be developed with a maximum of 94 units. If more than 75 single-family lots are being proposed, a traffic study will be required as part of the use on review / concept plan review.</li> <li>3. At the maximum 94 single-family dwelling units that would be permitted, approximately 940 new vehicle trips would be generated and approximately 43 school-aged children would be added to the school system.</li> <li>4. The recommended zoning and density would have minimal impact on surrounding properties, as it is compatible with other development and zoning in the area.</li> </ul>		
MPC Action:	Policy Plan. Approved		MPC Meeting Date: 9/11/2003
Details of MPC action:	11		
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre		
Date of MPC Approval:	9/11/2003	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:	10/27/2003	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: