

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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File Number: 9-F-03-RZ **Related File Number:**
Application Filed: 8/11/2003 **Date of Revision:**
Applicant: LANDVIEW, G.P.
Owner:

PROPERTY INFORMATION

General Location: North side Beaver Ridge Rd., north and west of Oak Ridge Hwy.
Other Parcel Info.:
Tax ID Number: 78 PORTION OF 162 OTHER: MAP ON FILE **Jurisdiction:** County
Size of Tract: 8 acres
Accessibility: Access will be through an adjacent subdivision which was already approved to the southwest. That subdivision will have access via Beaver Ridge Rd., a major collector street with 17' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with residential uses under PR and RA zoning, with more residential development recently approved to the west. There are some commercial uses located to the south along Oak Ridge Hwy., zoned CA and PC.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) / F (Floodway)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the southwest
History of Zoning: MPC approved the property to the southwest for PR at 1-5 du/ac on June 12, 2003 (6-B-03-RZ) and approved 64 SF lots on July 10, 2003 (7-SI-03-C/7-L-03-UR).

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) / F (Floodway) zoning.
APPROVE a density of 1 to 5 du/ac.

Staff Recomm. (Full): PR zoning at up to 5 du/ac is consistent with the zoning approved for the adjacent property to the southwest that has been approved for a subdivision. The subject site will be added to that property for the subdivision. The zoning and density are compatible with the surrounding development and zoning pattern.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is proposed to be added to the future subdivision to the west, which was zoned PR at 1 to 5 du/ac and approved for 64 lots. The recommended zoning and density are consistent with those prior approvals.
2. The request is consistent with the sector plan, and water and sewer utilities are available to serve the site.
3. PR zoning at up to 5 du/ac is compatible with surrounding development and zoning.
4. PR zoning will require plan review and approval prior to subdivision and development of the property. During this review, issues such as traffic, drainage, lot layout and other development issues can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This site will be added to the site to the west for a future subdivision. If there are more than 75 total lots in the expanded subdivision, a traffic study will be required as part of the required concept plan / use on review process.
3. At the recommended density, a total of up to 40 dwelling units would be permitted on the subject property. With single family detached units, this will add approximately 400 trips to the street system. Approximately 18 school aged children would be added to the school system.
4. This proposal will have minimal impact on adjacent properties, as the zoning and density are compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential use for this site, consistent with this proposal.
2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There may be future requests for PR or RA zoning in this area, consistent with the sector plan proposal.

MPC Action: Approved

MPC Meeting Date: 9/11/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) / F (Floodway) at a density of 1 to 5 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

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: