

▶ **FILE #:** 6-M-06-RZ

AGENDA ITEM #: 75

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** JOSEPH DELEESE

OWNER(S): DELEESE JOSEPH S & DONNA J

TAX ID NUMBER: 154 095.01 & 091.10

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southeast side S. Northshore Dr., east of Admirals Landing Blvd.

▶ **APPX. SIZE OF TRACT:** 12 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr., a two lane major arterial street with 23' of pavement within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Single family dwelling

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 3 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned for more intensive development in recent years.

SURROUNDING LAND USE AND ZONING: North: Vacant land / TC-1 Town Center
 South: Fort Loudoun Lake / F-1 Floodway
 East: Residences and vacant land / A-1 Agricultural
 West: Residential subdivision / PR Residential

NEIGHBORHOOD CONTEXT: This residential site is within an area of mixed uses that is beginning to have more intensive non-residential uses occur within the TC-1 ,O-1 and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning**
APPROVE a density up to 3 dwellings per acre

PR zoning at up to 3 du/ac is consistent with the adjacent zoning to the west and less intensive than the TC-1 zoning found to the north across S. Northshore Dr.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. PR zoning at this density is located to the west and northwest of the subject property.
3. The PR zoning will allow this 12-acre property to be developed as proposed by the applicant.

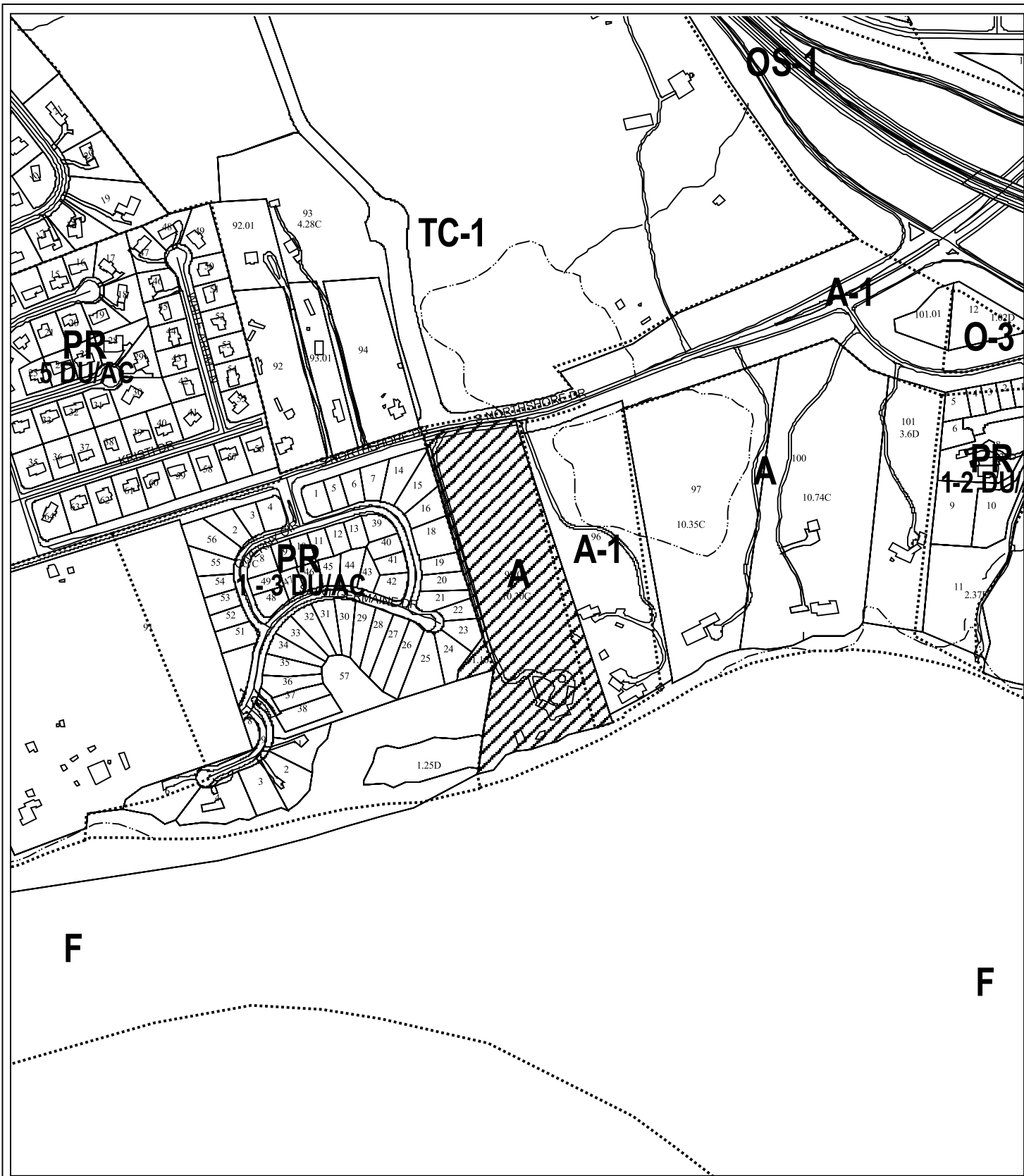
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have a minimal impact on schools and the street system.
3. The proposal will allow consideration of up to 24 units on the site, add approximately 240 vehicle trips per day to area streets, and add 4 school aged children to area schools. The density requested is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest 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 could generate similar requests for PR or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-M-06-RZ
REZONING**

Petitioner: Joseph Deleese

Map No: 154

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 05/24/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902