

▶ **FILE #:** 10-N-06-RZ

AGENDA ITEM #: 85

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** LEMAY AND ASSOCIATES

OWNER(S): ESTLE LONG

TAX ID NUMBER: 57 130

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side Dante Rd., northwest of Chetwood Dr.

▶ **APPX. SIZE OF TRACT:** 3.8 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dante Rd., a minor arterial street with 22' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** CA (General Business) and A (Agricultural)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 4 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land /PR Residential

South: Residences / PR Residential

East: Residences / PR Residential

West: Residences and vacant land / PR Residential

NEIGHBORHOOD CONTEXT: This site is located within a residential development pattern of older and new housing that has developed under A, RB and PR zones

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density up to 4 dwellings per acre**

The applicant is proposing to develop low density residential uses on this site. The requested zoning density is permitted under the LDR sector plan designation.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The surrounding area has been developed with residential densities above and below the recommended maximum 4 du/ac. The development of the subject property will be compatible with other residential developments in the surrounding area that include single family subdivisions and older, large lot residential uses.

2. This zoning change will permit less intensive residential uses than surrounding RB zoning or the existing CA zoning on part of this site, and will allow the subject property to be developed in a manner consistent with

the established residential development pattern in the surrounding area.

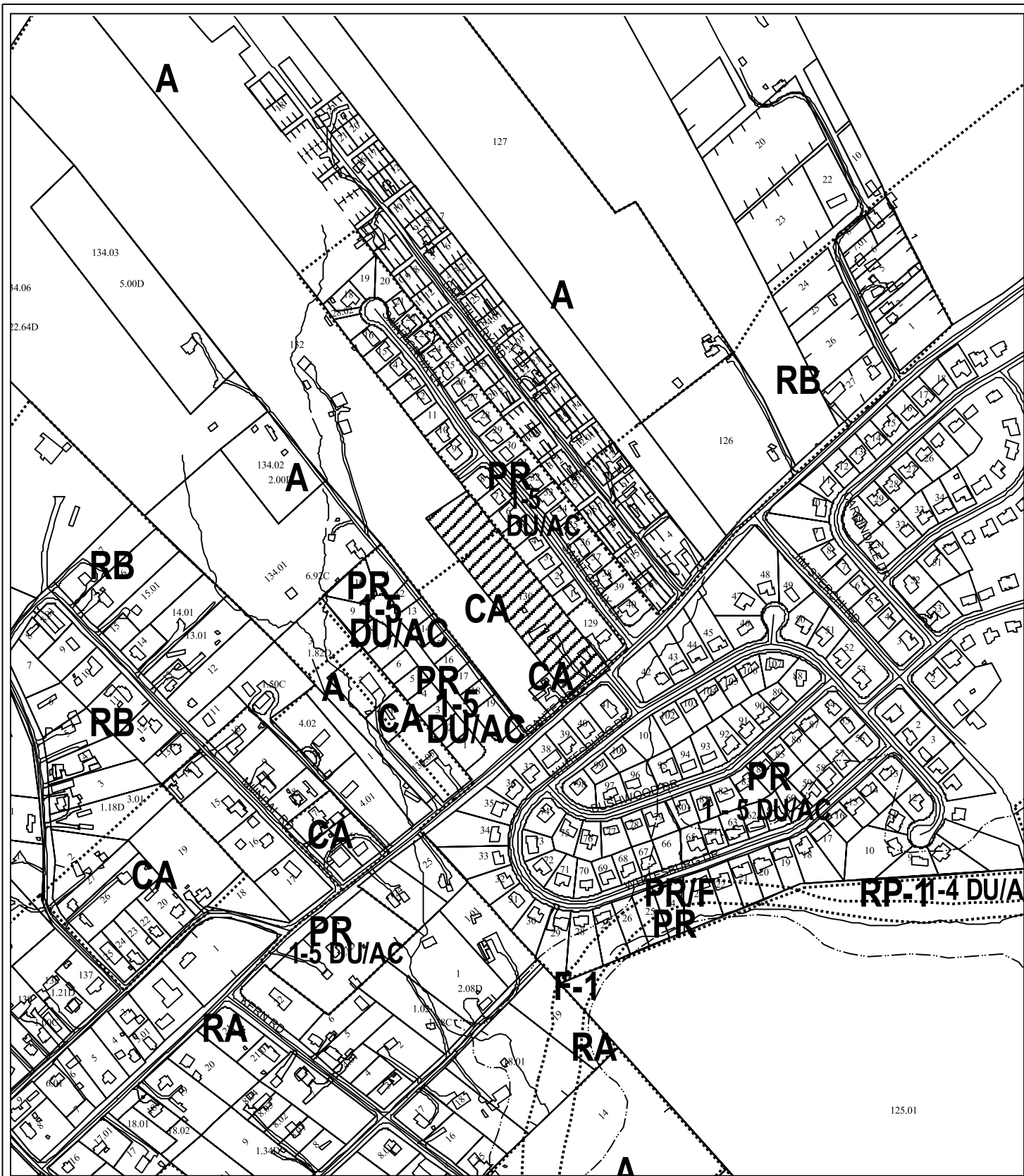
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to the site for new development.
2. The applicant intends to include this property with the adjoining site that was recently approved for PR development. The development plan 10-J-06-UR shows the proposed layout that includes 61 lots. This number of lots would generate approximately 610 additional vehicle trips per day for the street system, and approximately 40 school aged children could be added to the school system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This requested zoning and density are consistent with the North County Sector Plan.
2. The proposed rezoning is consistent with previous rezonings in the area, and more undeveloped properties could be requested for residential rezonings in the future.
3. The PR zone allows MPC and the general public to review a site plan prior to the property's development. This will afford the applicant an opportunity to address any issues and concerns that may be related to development of the site.

If approved, this item will be forwarded to Knox County Commission for action on 11/20/2006. 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.



10-N-06-RZ
REZONING

Petitioner: LeMay and Associates

Map No: 57

Jurisdiction: County



From: CA (General Business) and A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 09/26/06

Revised:

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

