

# 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:** 1-AA-06-RZ                      **Related File Number:**  
**Application Filed:** 12/13/2005              **Date of Revision:**  
**Applicant:** OAKLEIGH G.P.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Tipton Station Rd., north of Saddlegate Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 148 107.01                      **Jurisdiction:** County  
**Size of Tract:** 53 acres  
**Accessibility:** Access is via Tipton Station Rd., a two lane, major collector street with 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Farm  
**Surrounding Land Use:**  
**Proposed Use:** Single family housing                      **Density:** 1 to 4 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located in a residential area that has developed under A, RB and PR zones.

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

**Street:** 2215 Tipton Station Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business) and RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** none noted  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned CA and RB in the 1970's

### 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 4 du/ac

Staff Recomm. (Full): PR zoning at 1 to 4 dus/ac is consistent with surrounding residential development and zoning. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. Other properties in the immediate area are developed with rural to low density residential uses under A, PR and RA zoning.  
2. PR zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subdivision directly to the south of this site is zoned RB and developed at a density of about 3 du/ac.  
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. At the requested density, up to 212 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2120 vehicle trips per day to the street system and about 110 children under the age of 18 to the school system.
- 3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.
- 4. Depending upon the existing network of side walks along Tipton Station Rd., side walk extensions may be required on this property for safe access to the nearby schools.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South 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 may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of up to 4 dwelling units per acre

Date of MPC Approval: 2/9/2006

Date of Denial:

Postponements: 1/12/2006

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 3/27/2006

**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:**