

# 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-C-03-RZ                      **Related File Number:**  
**Application Filed:** 11/26/2002              **Date of Revision:**  
**Applicant:** EAGLE BEND REALTY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side unnamed easement southeast of Yarnell Rd., northwest of Mercury Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 25.06                      **Jurisdiction:** County  
**Size of Tract:** 0.75 acres  
**Accessibility:** Access is via a 15' wide, unnamed, gravel easement, which connects with Yarnell Rd., a major collector street with 40' of right of way and 19' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Mobile home  
**Surrounding Land Use:**  
**Proposed Use:** Residence                      **Density:** 4 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under Agricultural zoning.

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

**Street:** 10922 Yarnell Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) / TO (Technology Overlay)  
**Previous Requests:** None noted for this site, but adjacent property was zoned PR/TO on November 14 2002. (11-M-02-RZ)  
**Extension of Zone:** Yes. Extension of the PR zone from the north, south and west.  
**History of Zoning:** The property surrounding this site was approved by MPC for LDR and PR zoning @ 1 to 4 du/ac on Nov. 14, 2002 (11-M-02-RZ/11-D-02-SP) and by County Commission on 12/16/2002.

### 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) / TO (Technology Overlay) zoning.  
APPROVE a density of 1 to 4 dwelling units per acre

**Staff Recomm. (Full):** PR/TO is a logical extension of zoning for this site and is consistent with the scale and intensity of the surrounding land uses and zoning pattern. The sector plan designates this site for rural residential uses.

**Comments:** The requested zoning will complete the zoning for the larger tract to the west, which is proposed for single family development. (See related applications in the January 9, 2003, agenda, file numbers 1-SD-03-C and 1-F-03-UR.) The subject parcel was not under option by the applicant at the time of the previous rezoning application, which was approved by MPC and County Commission.

### **NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The surrounding property was rezoned PR in November 2002, so this is a logical extension of the zoning for single-family subdivision development.
2. PR zoning will allow this site to be developed along with the surrounding property in a manner consistent with the area development pattern.

### **THE EFFECTS OF THE PROPOSAL**

1. This site can be served by public water and sewer. The addition of this property to the adjacent 19.5 acres previously zoned PR will add 3 more housing units, generate approximately 30 more vehicle trips per day, and add 1 to 2 more school-age children to the school system.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes Low Density Residential use for much of the area surrounding this site. This site is a logical extension of that designation.
2. The property is identified for Planned Growth by the Knoxville-Knox County Growth Policy Plan, and this area will be reexamined as part of the Northwest County Sector Plan update set for 2003.
3. A Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority is also required for this rezoning request, because of its location within the Technology Overlay.

**MPC Action:** Approved

**MPC Meeting Date:** 1/9/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) / TO (Technology Overlay) at a density of 1 to 4 dwelling units per acre

**Date of MPC Approval:** 1/9/2003

**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:** 2/24/2003

**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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**