

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-I-04-RZ                      **Related File Number:**  
**Application Filed:** 12/5/2003              **Date of Revision:**  
**Applicant:** VANCE BURKEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Nubbin Ridge Rd., east of Davis Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 064                      **Jurisdiction:** County  
**Size of Tract:** 4.73 acres  
**Accessibility:** Access is via Nubbin Ridge Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached subdivision.                      **Density:** 3.4 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within an area of rural and low density residential development that has occurred under RA, RB, PR and A zones.

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

**Street:** 8344 Nubbin Ridge Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site but other property in the area has been zoned RA and PR in recent years.

### 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 zoning.  
APPROVE a density of 1 to 3.4 dwelling per acre

Staff Recomm. (Full): PR zoning 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. The PR zoning at a density of up to 3.4 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.  
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.  
3. The PR zoning will allow development similar to surrounding residential uses that include townhouses, duplexes and single family subdivisions.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning would allow the property to be developed with a maximum of 16 dwelling units. Approximately 160 new vehicle trips would be generated and approximately 6 school-aged children would be added to the school system.
3. The PR zoning and 1-3.4 density would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and density are consistent with the low density residential uses proposed for this area by the Southwest County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3.4 dwelling units per acre

Date of MPC Approval: 1/8/2004

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: 2/23/2004

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

