

# 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-K-03-RZ                      **Related File Number:**  
**Application Filed:** 12/10/2002              **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Harvey Rd., south side Bruce Smith Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 169 9.02                      **Jurisdiction:** County  
**Size of Tract:** 6.6 acres  
**Accessibility:** Access is via Harvey Rd., a major collector street with 20' of pavement within a 40' right-of-way and Bruce Smith Rd., a local street with 18' of pavement within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 1-5 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is in a rural residential area that is in transition to low density development under PR zoning.

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

**Street:**  
**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:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted. Other PR zonings in the area have been approved at no more than 3 dwellings per acre.

### 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 3 dwellings per acre (Applicant has requested 1-5 dwellings per acre)

Staff Recomm. (Full): Planned Residential zoning at 1 to 3 dwellings per acre is compatible with the scale and intensity of other residential zoning and development found in the area. Although the sector plan allows consideration of residential development at up to five dwellings per acre, the recommendation for 1 to 3 dwellings per acre is more consistent with the low density residential development that has occurred in recent years in this area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern. Other properties in the area have been developed at low densities under either RA or PR zoning.  
2. Changing the zoning from Agricultural to PR at 1 to 3 dwellings per acre is consistent with the sector plan proposal for PR density and would allow development similar to what has occurred in nearby subdivisions.  
3. This rezoning will further the transition in this area from rural to low density residential development.

### THE EFFECTS OF THE PROPOSAL

1. The PR zone would permit residential development similar to that permitted on properties in the area zoned PR.
2. PR zoning at 1 to 3 dwellings per acre would be more compatible with the scale and intensity of adjacent properties than the requested 1 to 5 dwellings per acre.
3. Maximum development under PR zoning at 5 du/ac would add 33 housing units, generate approximately 330 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 14 children.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PR zoning at either the density requested, or recommended, will permit consideration of uses compatible with the water, sewer, and street systems available to serve the site.
2. Other Agricultural zoned property in the area could be rezoned to PR at 1 to 3 dwellings per acre and stay within the policies and guidelines of the adopted sector plan for the area.
3. This zoning change will help to strengthen the low density residential character of the area.

MPC Action: Approved

MPC Meeting Date: 1/9/2003

Details of MPC action: Approved PR at 1-4 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential) 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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**