

# 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-U-02-RZ                      **Related File Number:**  
**Application Filed:** 12/17/2001              **Date of Revision:**  
**Applicant:** RUFUS SMITH, JR.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast and southwest sides of Murphy Rd., southeast of Tazewell Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 49 67 OTHER: 66 (PORTION ZONED A)                      **Jurisdiction:** County  
**Size of Tract:** 180 acres  
**Accessibility:** Access is via Murphy Rd., a minor collector street with 32' of pavement within a 50' right-of-way and Shannon Valley Dr., and Luttrell Rd., both local streets with 14' and 20' pavements, respectively, within 40' rights-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Pasture  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted within the PR zone                      **Density:** 5 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Rural Area and Urban Growth Area (outside city)  
**Neighborhood Context:** This site is east of single family subdivision development occurring within RB and PR zones

### 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:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has recently been zoned PR for residential subdivision development

### 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 requests 1 to 5 du/ac.)

Staff Recomm. (Full): This site is in both the Urban Growth and the Rural Areas as designated in the Knoxville Knox County Growth Policy Plan. The Growth Policy Plan allows for extensions of low density residential development into the rural area if the following 4 conditions are met:  
1. The request can only be for PR zoning at no more than 3 du/ac;  
2. Sanitary sewer and water services are available;  
3. The site is connected to the Planned Growth Area by an arterial or collector street;  
4. A traffic impact analysis demonstrating that the proposed development will not significantly impair traffic flow along the arterial roads in the Planned Growth Area must be approved.

This site meets the first 3 conditions. The 4th condition will be met by requiring the developer to submit a Traffic Impact Analysis meeting the criteria as part of the use on review / concept plan stage for any development exceeding 75 dwelling units. This zoning recommendation meets the requirements of the Growth Policy Plan and the sector plan. The sector plan proposes low density residential uses for the site.

Comments: The Growth Policy Plan allows consideration of PR zoning at up to 3 dwellings per acre within identified Rural Areas adjacent to Planned Growth Areas where urban services are available, and where it can be demonstrated that the street system can accommodate the projected traffic. A traffic impact study will be required at the time of development plan consideration. If this zoning is approved as recommended, the Growth Policy Plan should be amended at it's next update to designate this area for Planned Growth. Five units per acre can not be approved for the rural area without violating the adopted Growth Policy Plan.

Development of this site at 3 units per acre would add 540 houses to the area. This would generate approximately 5,400 vehicle trips per day and result in 304 children being added to the area school system. At one unit per acre, there would be 180 new houses, which would generate approximately 1,800 vehicle trips per day and add 100 school age children to area schools.

There are two buildings and a marble marker on this property. The most historically significant of the buildings is a two-story log building, which is probably Union Academy. According to Samuel Tindell Wilson in his "Isaac Anderson's Memorial," the building was also known as "Mr. Anderson's Log Academy." Isaac Anderson's father, William Anderson, moved to East Tennessee from Virginia in 1801, buying over 1,000 acres of land in Grassy Valley. In 1802 his son Isaac, having finished his education, moved to Knox County and built the two story log building. In 1802, he began Union Academy and became minister of Washington Presbyterian Church. He also started a school in Maryville, Tennessee. In 1812, he moved Union Academy to Maryville, where it became Maryville College. There is a two-story Victorian-era farmhouse on the property that was also surveyed. Also present is a large marble marker, placed on the property in 1942 by Maryville College. Only the log house was noted as eligible for an HZ Historic Overlay designation in The Future of Our Past, the Knoxville-Knox County Cultural Resources Plan of 1994.

MPC Action: Approved as Modified

MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1- 3 dwellings per acre east of Murphy Road and 1

to 5 units per acre west of Murphy Road

**Date of MPC Approval:** 1/10/2002

**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:** 2/25/2002

**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:**