

# 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:** 10-D-03-RZ      **Related File Number:**  
**Application Filed:** 8/27/2003      **Date of Revision:** 9/17/2003  
**Applicant:** B & J ENTERPRISES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Yarnell Rd., west of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 30, 31 AND 32      **Jurisdiction:** County  
**Size of Tract:** 21.7 acres  
**Accessibility:** Access is via Yarnell Rd., a major collector street with 50' of right of way and 21' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential      **Density:** 4 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural residential dwellings under Agricultural zoning. To the west, a tract of land has been approved for residential development at up to 4 du/ac.

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

**Street:**  
**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  
**Extension of Zone:** Yes, extension of PR from the west  
**History of Zoning:** None noted for this property. MPC approved PR at 1-4 du/ac for the property to the west on Nov. 14, 2002 and Jan. 9, 2003 (11-M-02-RZ, 1-C-03-RZ).

### 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 du/ac.

**Staff Recomm. (Full):** PR zoning at up to 4 du/ac is consistent with adopted plans for the area and is an extension of zoning from the west.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR is a logical extension of zoning from the west.
2. Residential development at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. Land to the west was also rezoned PR at the same density for single family development within the last year.
4. PR zoning requires MPC approval of a development plan for single family detached development as a use on review, in addition to the concept plan, prior to development. Issues such as grading, drainage, access and lot layout will be addressed during site plan review.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the surrounding area to serve this proposed development. The development will have to be connected to sanitary sewer prior to any construction of houses.
2. A maximum of 86 lots would be permitted under the recommended zoning. Yarnell Rd. has sufficient capacity to handle the additional traffic that will be generated. A maximum of approximately 860 trips would be added to the street system. The access to the subdivision must be placed in a location along Yarnell Rd. which has an adequate sight distance of 300 feet, which will have to be certified on the development plans. If the concept plan shows more than 75 lots, a traffic impact study will be required. Also, the County has plans to realign this section Yarnell Rd., as part of the Lovell Rd. improvements. Those planned road improvements, which may alter the size and/or shape of the subject property, will have to be taken into account during the development plan review process.
3. Approximately 39 school-aged children could be added to the school system as a result of this proposal.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recently updated Northwest County Sector Plan proposes low density residential uses for this site, consistent with the proposal.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request should not necessarily generate future requests for residential zoning in the area, because the sector plan and growth plan propose only rural residential development further to the west on Yarnell Rd.
4. Because this site is located within the Technology Overlay, the applicant will also have to obtain a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA). The proposal is scheduled to be heard at the October 6, 2003, TTCDA meeting.

**MPC Action:** Approved

**MPC Meeting Date:** 10/9/2003

**Details of MPC action:** APPROVE PR (Planned Residential)/TO (Technology Overlay) at a density of 1 to 3.5 dwelling units per acre

**Summary of MPC action:** APPROVE PR (Planned Residential)/TO (Technology Overlay) at a density of 1 to 3.5 dwelling units per acre

Date of MPC Approval: 10/9/2003

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: 11/17/2003

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: