

# 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-E-04-RZ                      **Related File Number:**  
**Application Filed:** 9/7/2004                      **Date of Revision:**  
**Applicant:** COBIA DEVELOPMENT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Ellistown Rd., southeast side Rutledge Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 51 114 AND PORTION OF 111 OTHER: MAP ON FILE A    **Jurisdiction:** County  
**Size of Tract:** 36.9 acres  
**Accessibility:** Access is via Rutledge Pike, a major arterial street with four lanes and center median within 280' of right of way, or Ellistown Rd., a local street with 16-18' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential subdivision                      **Density:** 5 du/ac  
**Sector Plan:** Northeast County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area has been developed primarily with rural residential uses under A zoning. There is a mobile home park to the west, under RB zoning, and a commercial business to the northwest, under CB zoning. There is also substantial I (Industrial) zoning in the area.

### 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

### 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) zoning.  
APPROVE a density of 1 to 3 du/ac. (Applicant revised request for 5 du/ac.)

**Staff Recomm. (Full):** PR zoning at the recommended density is more compatible with surrounding development and is consistent with the sector plan proposal for the property.

**Comments:** This item was postponed at the October 14, 2004 meeting. The applicant has since revised the application to include additional land. The additional 9 acres of land gives the subject property frontage on Rutledge Pike, which would allow the development to be accessed from Rutledge Pike. The applicant has also provided the attached letter from KUB, dated October 12, 2004, which indicates that sanitary sewer can be extended to this property.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. Development at up to 5 du/ac, as requested, would be out of character with the rest of the development along Ellistown Rd.
2. Other properties along this section of Ellistown Rd. are developed with low to rural density residential uses under A and RB zoning.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve this site. Sewer will need to be extended to this property.
2. At the recommended acreage and density, up to 110 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,100 vehicle trips per day to the street system and about 64 children under the age of 18 to the school system. At the requested density of up to 5 du/ac, up to 140 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,400 vehicle trips per day to the street system and about 82 children under the age of 18 to the school system.
3. If more than 75 lots are proposed, a traffic impact study will be required as part of the concept plan / use on review process. Staff may recommend having more than one access point to the development. This section of Ellistown Rd. has a marginal pavement width as narrow as 16 feet in some sections, so some road widening improvements may be required as part of the development plan review process. The site appears to have adequate sight distance along Ellistown Rd., but it will have to be certified from the possible access point on the development plans. Rutledge Pike is a four-lane median divided facility. Along the subject property's frontage, there is no center median cut on Rutledge Pike, which may be problematic. The developer will be expected to work with TDOT, Knox County Engineering and MPC staff in making any required improvements.
4. Under the recommended PR zoning and density, the impact to adjacent properties will be minimal. The impact will be significant if developed at the proposed density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may generate similar requests for residential zoning in this area in the future, consistent with the sector plan proposal.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

**MPC Action:** Approved **MPC Meeting Date:** 11/10/2004  
**Details of MPC action:** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 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:** 11/10/2004 **Date of Denial:** **Postponements:** 10/14/2004  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission  
**Date of Legislative Action:** 12/20/2004 **Date of Legislative Action, Second Reading:** 1/24/2005  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** Postponed **Disposition of Case, Second Reading:** Denied  
**If "Other":** Postponed 12/20/2004 **If "Other":**  
**Amendments:** **Amendments:**  
Denied PR at 1-4  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**