

# 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:** 10-R-06-RZ      **Related File Number:** 10-C-06-SP  
**Application Filed:** 9/5/2006      **Date of Revision:**  
**Applicant:** VOLUNTEER DEVELOPMENT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Yarnell Rd, west of N. Campbell Station Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 A A 002      **Jurisdiction:** County  
**Size of Tract:** 145 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision      **Density:** 3 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 11931 Yarnell 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:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



1. With the recommended amendment to low density residential, the rezoning is consistent with the Northwest County Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The recommended zoning and density meets all requirements for rezoning within the Rural Area, but the requested density of 3 du/ac is not consistent with the policies of the Growth Policy Plan, which require that the subject property be contiguous to other property designated either Planned or Urban Growth Areas. The recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this non-contiguous property.
3. This request may generate similar requests for low density plan designations and PR zoning in this area in the future on properties in this area.

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:** 10/12/2006

**Details of MPC action:** APPROVE a density of up to 3 du/ac.

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density up to 3 dwelling units per acre

**Date of MPC Approval:** 10/12/2006 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

|                                    |                        |  |
|------------------------------------|------------------------|--|
| <b>Legislative Body:</b>           | Knox County Commission |  |
| <b>Date of Legislative Action:</b> | 11/20/2006             | <b>Date of Legislative Action, Second Reading:</b> |
| <b>Ordinance Number:</b>           |                        | <b>Other Ordinance Number References:</b>          |
| <b>Disposition of Case:</b>        | Approved               | <b>Disposition of Case, Second Reading:</b>        |
| <b>If "Other":</b>                 |                        | <b>If "Other":</b>                                 |
| <b>Amendments:</b>                 |                        | <b>Amendments:</b>                                 |
| <b>Date of Legislative Appeal:</b> |                        | <b>Effective Date of Ordinance:</b>                |