

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-T-04-RZ      **Related File Number:** 10-E-04-SP  
**Application Filed:** 9/13/2004      **Date of Revision:**  
**Applicant:** LANDMARK PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Sevierville Pike, northwest side E. Gov. John Sevier Hwy.,  
**Other Parcel Info.:**  
**Tax ID Number:** 124 M A 010      **Jurisdiction:** County  
**Size of Tract:** 5.2 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Multifamily residential      **Density:** 8 du/ac  
**Sector Plan:** South County      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**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:**

## **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 8 du/ac.

**Staff Recomm. (Full):** PR zoning at the recommended density is a downzoning from the current CA zoning and will allow uses that are more compatible with the surrounding residential uses.

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

1. PR zoning at up to 8 du/ac is a more compatible zone with the scale and intensity of the surrounding development and zoning pattern than the current CA zoning. Uses allowed under CA zoning are generally not compatible with lower density residential uses.
2. The subject property is located along Sevierville Pike., a minor collector street, west of the overpass of E. Gov. John Sevier Hwy., a major arterial street, making it more appropriate for higher densities than if it were located in the interior of lower density, larger lot single family residential development.
3. Other properties in the immediate area are developed with residential uses under A, CA, RA and RB zoning.
4. 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.
2. At the recommended acreage and density, up to 41 dwelling units could be proposed on the subject property. The development of the proposed multi-family residential units would add approximately 328 vehicle trips per day to the street system and about 20 children under the age of 18 to the school system.
3. There appears to be safe access to the site along Sevierville Pike. The applicant will have to certify adequate sight distance from the development entrance as part of the concept plan/use on review process.
4. Under the recommended PR zoning and density, the impact to adjacent properties will be minimized through the use on review/concept plan process.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment of the South County Sector Plan to medium density residential, the rezoning is consistent with the sector plan.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for medium density residential zoning on nearby properties in this area in the future. These requests would require further amendments to the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan and/or use on review development plan prior to the property's development. The plan will show the property's proposed layout 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:** 10/14/2004

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density of 1 to 8 dwelling units per acre

Date of MPC Approval: 10/14/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 3/28/2005

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":** Posponed to 1/24/05 & 2/28/05 & 3/28/05

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**