

# 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-T-05-RZ                      **Related File Number:**  
**Application Filed:** 9/6/2005                      **Date of Revision:**  
**Applicant:** PBM PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Hammer Rd., west of Brakebill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 261    **Jurisdiction:** County  
**Size of Tract:** 11 acres  
**Accessibility:** Access is via Hammer Rd., a minor collector street with 16' to 18' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family attached and detached residential                      **Density:** 5-12 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** Medium Density Residential and Office  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This site is within an Agriculturally zoned, rural residential area located north of the I-40/Strawberry Plains interchange.

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

**Street:** 7216 Hammer 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:** 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 8 dwellings per acre. (Applicant requests up to 12 units per acre.)

Staff Recomm. (Full): PR zoning at 1 to 8 dwellings per acre is consistent with the sector plan proposal of medium density residential use for the site, although the surrounding property is zoned Agricultural and developed with scattered single family housing units on larger lots. The sector plan proposes medium density uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 8 du/ac is consistent with the proposed land use for the site although it is not compatible with the scale and intensity of the surrounding development and Agricultural zoning pattern.
2. Other properties in the immediate area are developed with scattered single family residential uses under A and PR zoning.
3. The site is located in an 'S' curve of Hammer Rd., that will restrict access points on this site. PR zoning requires MPC use on review approval of a site plan prior to any development of the property that will permit public review of any development proposal. 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 88 dwelling units could be proposed for the project. The development of the proposed single family attached dwellings would add approximately 792 vehicle trips per day to the street system and about 14 children under the age of 18 to the school system. The requested maximum density of 12 du/ac would be 132 units, increase traffic on area streets by 1188 trips per day, and add 20 school age children.
3. Access to this residential development should be placed to provide adequate sight distance from the curve in Hammer Rd to the east and west. The developer will be expected to work with Knox County Engineering and Public Works and MPC to provide adequate and safe access to the property, including participation in widening Hammer Rd. pavement width.
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. The East County Sector Plan proposes medium density residential uses for the site, consistent with the proposal.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR 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: 10/13/2005

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: 10/13/2005

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:** 11/21/2005

**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:**