

# 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-V-03-RZ                      **Related File Number:**  
**Application Filed:** 9/22/2003              **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East and west sides of Joe Hinton Rd, south side Jenkins Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 PART OF 152 (MAP ON FILE)                      **Jurisdiction:** County  
**Size of Tract:** 43 acres  
**Accessibility:** Access is via Joe Hinton Rd. and Jenkins Rd., both collector streets with 22' pavements within 40' rights-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area and Urban Growth Area  
**Neighborhood Context:** This site is surrounded by residential development that includes single family housing, and apartments developed under RA PR and A zones.

### 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:** Yes  
**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 1 to 3 dwellings per acre (Applicant requests 1 to 5 du/ac.)

Staff Recomm. (Full):

PR zoning at 1 to 3 units per acre is consistent with surrounding residential development and zoning that includes both single family detached housing and apartments and is a more suitable density for the steep slopes found on portions of the site. The sector plan proposes slope protection and low density residential use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at a density of 1-3 du/ac is compatible with the site environmental limitations, that includes steep slopes and a wet weather stream, and the low density development found in the area that includes several subdivisions as well as older single family housing on larger lots. Other PR zoning in the area is at 1 to 5 du/ac.
2. The site is currently zoned A, which would allow 1 unit per acre.
3. The topography of the site includes some steep slopes that are unsuitable for residential development at up to 5 units per acre.

THE EFFECTS OF THE PROPOSAL

1. The recommended 1-3 du/ac will allow up to 129 dwelling units to be developed on the property. This will add approximately 58 school aged children to the school system.
2. The recommended density would add approximately 1,129 vehicle trips per day to the street system. Joe Hinton Rd. should be adequate to handle the additional traffic.
3. Public water and sewer can be provided to the development from West Knox Utility District.
4. The requested PR zoning requires MPC site plan approval where the effects of the development on adjacent properties, such as traffic and drainage, and the site's steep topography, will be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan recommends Slope Protection and Low Density Residential for the site, which is consistent with the recommended zoning and density.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth.

MPC Action:

Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

PR at 1-5 density approved

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1-5 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 as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

**Amendments:**

PR at 1-4 density approved

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**