

# 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-X-05-RZ                      **Related File Number:**  
**Application Filed:** 9/6/2005                      **Date of Revision:**  
**Applicant:** ALVIN AND SUE HERRON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Hardin Valley Rd., southeast of Steele Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 117 PART OF 027 OTHER: MAP ON FILE AT MPC                      **Jurisdiction:** County  
**Size of Tract:** 33 acres  
**Accessibility:** Access is via Hardin Valley Dr., a two to four lane minor arterial street in this area.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 3 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Low Density Residential and Slope Protection  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is within a rural residential area that has developed under A, CA and I zoning.

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

**Street:** 11414 Hardin Valley 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 2 dwellings per acre (Applicant requests 1 to 3 du/ac).

Staff Recomm. (Full): PR zoning is consistent with other residential zoning and uses found in the area. The 1 to 2 du/ac recommendation reflects the topographic constraints of the site. The sector plan proposes low density residential use and slope protection for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the area are developed with residential uses under A and PR zoning.
2. PR zoning at 1 to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and the topographic constraints of the site. See topo Map.)
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 the site. The applicant has provided the attached letter from the utility provider, verifying that the site can be connected to sanitary sewer, at the developer's expense.
2. At the proposed density, up to 99 dwelling units could be proposed on the entire subject parcel. The development of single family detached dwellings would add approximately 990 vehicle trips per day to the street system and about 69 children under the age of 18 to the school system.
3. A traffic impact study will be required to be submitted with concept/use on review plans.
4. The portion of the site designated as slope protection on the sector plan will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans.
5. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses and slope protection for the site.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. However, the property to the north across Hardin Valley Rd. is shown for Planned growth. The Growth Policy Plan requirements permits extensions where urban services are available and traffic can be accommodated.
3. This request may generate similar requests for PR zoning in this area in the future on properties to the northeast and southwest, which are also proposed for low density residential uses by the sector plan, but shown as Rural Area on the Growth Policy Plan.

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 2 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:**