

# 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  
w w w • k n o x m p c • o r g

**File Number:** 11-B-04-RZ      **Related File Number:** 11-A-04-SP  
**Application Filed:** 9/23/2004      **Date of Revision:**  
**Applicant:** OAKLEIGH, G.P.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Solway Rd., northwest of George Light Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 89 130 OTHER: PORTION ZONED PC AND A      **Jurisdiction:** County  
**Size of Tract:** 2.55 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family subdivision      **Density:** 3 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Technology Park  
**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:** PC (Planned Commercial) and A (Agricultural)/TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) and (Planned Residential)/TO (Technology Overlay)  
**Previous Requests:** Requests for LDR and A zoning were approved by MPC but withdrawn before final approval in April 200  
**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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) and PR/TO zoning based on approval of the sector plan amendment.  
APPROVE a density of 1 to 3 dwellings per acre

Staff Recomm. (Full): PR zoning is compatible with adjoining 68 acre site that was recently approved for PR zoning by County Commission. MPC approved a residential development for this property.

Comments: The applicant is proposing to include this site in the adjacent single family subdivision development. The requested zoning density is the same as the adjoining site.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The adjoining property is being developed with a residential subdivision at the 1 to 3 du/ac density recommended for this site. The development of the subject property will be combined with the adjacent residential development.
2. This zoning change will permit residential uses compatible with surrounding development and less intense than the existing PC zoning that is on most of the property. The PR zone will allow the subject property to be developed in a manner consistent with the established residential development pattern in the surrounding area.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to the site for new development.
2. Seven units could be developed on the site under the requested density. Seven units would generate approximately 70 additional vehicle trips per day to the street system, and approximately 5 school aged children could be added to the school system.
3. A small portion of the site is within the Technology Overlay and will require a certificate of appropriateness from the TTCD for this rezoning.
4. Given the surrounding PR and Agricultural zoning and residential development pattern, this site is better suited for PR zoning and residential use than development under the current Planned Commercial zoning.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. This requested zoning and density will be consistent with the Northwest County Sector Plan if amended.
2. The proposed rezoning is consistent with previous rezonings in the area, and more undeveloped properties could be requested for residential rezonings in the future. Other nearby properties, however, may be more appropriate to maintain for technology park uses.

MPC Action: Approved

MPC Meeting Date: 11/10/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) and PR (Planned Residential)/TO (Technology Overlay) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 11/10/2004

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:** 12/20/2004

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**