

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 11-C-06-SP                      **Related File Number:** 11-H-06-RZ  
**Application Filed:** 10/9/2006                      **Date of Revision:**  
**Applicant:** LARRY E. HOLT CONSTRUCTION, INC.  
**Owner:**

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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#### PROPERTY INFORMATION

**General Location:** Northwest side Kimberlin Heights Rd., southwest of Draeger Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 125 I A 014                      **Jurisdiction:** County  
**Size of Tract:** 2.7 acres  
**Accessibility:** Access is via Kimberlin Heights Rd., a major collector street with 22' of pavement within a 50' right-of-way

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Condominium development                      **Density:** 7 du/ac.  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is in a block of residential, commercial and undeveloped land zoned A , and CB. A PR zoned townhouse development, similar to that proposed by the applicant, is located 650 ft to the southwest.

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

**Street:** 617 Kimberlin Heights 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 for this site, but other property in the area has developed with medium density uses under PR zoning.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

***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 MDR (Medium Density Residential) designation for this site

Staff Recomm. (Full): An MDR designation and PR zoning at up to 7 du/ac. for this site will initiate a process for establishing medium density residential uses abutting the established CB Commercial zoning and development located to the north and northwest of this site. The adopted sector plan does not recognize the established CB zone and proposes LDR for all the surrounding area.

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

1. An MDR designation and PR zoning at the up to 7 du/ac. will provide a compatible transition from the commercial uses and zoning to the north and northwest fronting on Governor John Sevier Hwy., and to the residential uses to the south and southeast. Although this density is greater than, the scale and intensity of the adjacent residential development, there is medium density development in the area southeast of the site.
2. The site does not have steep slope characteristics, is abutting CB zoning and has direct access to Kimberlin Heights Rd, a minor arterial street, making it appropriate for development at the proposed density.
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.
2. At the recommended density, up to 19 dwelling units could be proposed on the subject property. The development would add approximately 190 vehicle trips per day to the street system and about 3 children under the age of 18 to the school system.
3. The recommended zoning and density are more intense than adjacent residential uses, but compatible with the surrounding CB Commercial and Agricultural zoning.
4. The impact on adjacent properties can be minimized during the use on review/concept plan process.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The South County Sector Plan amendment approval for medium density residential uses is required to be consistent with the PR zone at up to 7 du/ac. request.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this block in the future, consistent with the medium density residential sector plan proposal for this site.

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: 11/9/2006

Details of MPC action:

Summary of MPC action: APPROVE MDR (Medium Density Residential)

Date of MPC Approval: 11/9/2006

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:** 12/18/2006

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Denied

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Denied MDR

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**