

# 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:** 11-D-06-RZ                      **Related File Number:**  
**Application Filed:** 9/29/2006              **Date of Revision:**  
**Applicant:** RIVERWALK LANDING LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side E. Governor John Sevier Hwy., northeast of Grand Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 111 039                      **Jurisdiction:** County  
**Size of Tract:** 3.3 acres  
**Accessibility:** Access is via E. Governor John Sevier Hwy., a major arterial street with 30' of pavement width within 110' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision                      **Density:** 3 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed primarily with rural residential uses under A zoning. Knox-Chapman Utility District facilities are located to the east, zoned A.

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

**Street:** 1717 E Governor John Sevier Hwy  
**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:** Adjacent property rezoned PR in Sept. 2006 (8-T-06-RZ)  
**Extension of Zone:** Yes, extension of PR zoning from three sides  
**History of Zoning:** MPC approved PR zoning at up to 3 du/ac on the adjacent property on 9/14/06 (8-T-06-RZ). Knox County Commission approval is still pending.

### 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of up to 3 du/ac.

Staff Recomm. (Full): PR at the requested density is consistent with the sector plan proposal for this area and is an extension of zoning from three sides.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. PR zoning at the requested density is compatible with surrounding development and is consistent with the sector plan proposal for the area.  
2. The proposal is an extension of PR zoning from three sides and will allow the site to be incorporated with the larger PR zoned area for one development.  
3. PR zoning will require MPC concept plan and 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. It will also identify the types of residential units that may be constructed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water utilities are available in the area to serve the site. Sanitary sewer is not currently available at the site and will have to be extended to be utilized for this project.
- 2. The requested PR zoning and density at the listed acreage would allow for a maximum of 9 additional dwelling units to be proposed for the PR site. That number of proposed single family detached units would add approximately 90 vehicle trips per day to the street system and would add approximately 4 children under the age of 18 to the school system.
- 3. If more than 75 lots are proposed on the concept plan / use on review for the entire PR development, a traffic impact analysis will be required to be submitted for review.
- 4. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the PR-required use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request may lead to future requests for residential zoning, consistent with the sector plan proposal for the area.

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 PR (Planned Residential) at a density up to 3 dwelling units per acre

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

**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:**