

# 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-G-06-RZ      **Related File Number:** 11-B-06-SP  
**Application Filed:** 10/9/2006      **Date of Revision:**  
**Applicant:** LARRY E. HOLT CONSTRUCTION  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Kimberlin Heights Rd., southeast of Nichols Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 125 067.01, 067.03      **Jurisdiction:** County  
**Size of Tract:** 3.22 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential development      **Density:** 3 du/ac  
**Sector Plan:** South County      **Sector Plan Designation:** Ag/RR  
**Growth Policy Plan:** Rural 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:** CA (General Business) and A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**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:** 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 compatible with surrounding residential development in the area.

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

1. Other properties in the immediate area are developed with or zoned for residential uses under A and PR zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. A larger site located to the north of this site, at the intersection of Nichols Rd. and E. Gov. John Sevier Hwy., is zoned PR at a density of 1-3 du/ac. A development plan showing 22 detached units for that site was approved in 2005 (5-SL-05-C/5-N-05-UR).
3. The Planned Growth Area on the Growth Policy Plan map and the low density residential designation on the sector plan map are located directly north of this site, on the north side of Kimberlin Heights Rd., so this request is a logical extension of low density residential on both plans.
4. 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 is available to serve the site. Sewer utilities are located in the area but may have to be extended to serve this proposed development.
2. At the requested density, up to 9 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 90 vehicle trips per day to the street system and about 4 children under the age of 18 to the school system. Sight distance on Kimberlin Heights Rd. appears to be sufficient for the development, but will need to be certified on the development plan.
3. 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. With the recommended amendment to low density residential, the rezoning is consistent with the South County Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The proposal meets all requirements for rezoning within the Rural Area. The Planned Growth Area is contiguous with this site, located directly to the north, on the north side of Kimberlin Heights Rd.
3. This request may generate similar requests for low density PR zoning in this area in the future on properties in this 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

**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:**