

# 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  
www.knoxmpc.org

**File Number:** 11-J-07-RZ                      **Related File Number:**  
**Application Filed:** 10/1/2007              **Date of Revision:**  
**Applicant:** KR, LLC (RICK GENTRY)

### PROPERTY INFORMATION

**General Location:** Southeast side Edmondson Ln., northeast of Happy Acres Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 50 076, 077, 080 & 081                      **Jurisdiction:** County  
**Size of Tract:** 13.47 acres  
**Accessibility:** Access will be via the local streets of the adjacent developing subdivision to the south to Babelay Rd.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision to be accessed from Babelay Rd.                      **Density:** 5 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This site is part of a rural residential area developed under Agricultural zoning that has experienced recent low density subdivision development under PR zoning

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

**Street:**  
**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:** Yes  
**History of Zoning:** None noted for this property, but adjacent property to the south was rezoned PR @ 4 du/ac in 2007.(3-D-07-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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 up to 4 du/ac. ( Applicant requested up to 5 du/ac.)

Staff Recomm. (Full):

PR zoning at up to 4 or 5 dwellings per acre is consistent with surrounding residential development and zoning. The staff supports up to 4 units per acre because of other recent PR density in place in the area and the slope constraints of this site.

Comments:

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subdivision to the south which fronts on Babelay Rd., was developed under PR zoning at 4 du/ac.
2. Other properties in this area are developed with low density residential uses under A, PR and RA zoning.
3. PR at the recommended density is a logical extension of urban zoning and density from the south and will allow the residential development of this site in a manner consistent with other property in the area.
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 access to Edmonson Ln. from this site, 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 this site.
2. At the requested 5 du/ac. density, this request would add 67 residential units, 717 vehicle trips per day to the road system and about 29 school aged children to area schools. The staff recommended 4 du/ac. yields 54 units, 588 average daily trips and 28 student aged residents.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties can be addressed during the use on review/concept plan review process.
4. There are some steep slopes on part the site which will need to be addressed at the concept subdivision and use on review stage of the development process.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast 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. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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: 11/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval:

11/8/2007

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:** 12/17/2007

**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:**