

# 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-K-05-RZ                      **Related File Number:**  
**Application Filed:** 10/10/2005              **Date of Revision:**  
**Applicant:** CARDINAL ENTERPRISES, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Thompson Rd., southeast of Hardin Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 13802                      **Jurisdiction:** County  
**Size of Tract:** 5.75 acres  
**Accessibility:** Access is via Thompson Rd., a minor collector street with 15' of pavement width within 60' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single-family residential neighborhood                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area along Thompson Rd. has recently started developing with low density residential uses under PR zoning. Existing residential development occurred under A 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, extension of PR zoning from the south.  
**History of Zoning:** The two PR zoned properties to the northwest of the site have been rezoned within the last two years.

### 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 1 to 4 du/ac. (Applicant requested 1-5 du/ac.)

**Staff Recomm. (Full):** PR zoning at the recommended density is compatible with surrounding development and zoning and is consistent with the sector plan designation for the property.

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

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding residential development and is consistent with the sector plan proposal for the site.
2. Residential subdivisions in the area have recently started developing under PR zoning.
3. The site does not have steep slope characteristics, which makes it appropriate for development at the recommended density.
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 and sewer utilities are available in the area to serve the site, but will need to be extended to serve this development.
2. At the staff's recommended density, up to 23 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 230 vehicle trips per day to the street system and about 16 children under the age of 18 to the school system. At the applicant's requested density, up to 28 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 280 vehicle trips per day to the street system and about 20 children under the age of 18 to the school system.
3. At 15 feet, the pavement width of Thompson Rd. is marginal for access to this type of development. At a minimum, the street will need to be widened back toward Hardin Valley Rd. to the northwest to the entrance of the next subdivision. The street has already been widened from Hardin Valley Rd. to that point. Knox County Engineering and Public Works will determine what improvements are required.
4. The required sight distance on Thompson Rd. from the entrance drive will be 300 feet. This will need to be certified on the development plans.
5. 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. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this 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 PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan.

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:** 11/10/2005

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

**Date of MPC Approval:** 11/10/2005

**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:** 12/19/2005

**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:**