

# 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-R-05-RZ                      **Related File Number:**  
**Application Filed:** 10/13/2005              **Date of Revision:**  
**Applicant:** BEN TESTERMAN CONSTRUCTION COMPANY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Hardin Valley Rd., southeast side Sam Lee Rd., northeast of Steele Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 117 03405                      **Jurisdiction:** County  
**Size of Tract:** 60.5 acres  
**Accessibility:** Access is via Hardin Valley Rd., a 3-lane minor arterial street within 100' of right of way, or Sam Lee Rd., a major collector street with 16' of pavement width with 60' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family dwellings and detached condominiums                      **Density:** 4 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural to low density residential uses under A, PR and RA zoning. An elementary school is developed to the west of the site, zoned Industrial.

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

**Street:** 11317 Hardin Valley 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

### 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.

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

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

1. The proposal is consistent with the sector plan designation for the site and the Planned Growth designation on the Growth Policy Plan.
2. There are residential subdivisions in the area that have been developed under RA and PR zoning. The RA-zoned development to the northeast is a similar sized and shaped site to the subject property. RA zoning allows development on 10,000 sq. ft. lots, which is a fairly equivalent density to the requested 4 du/ac.
3. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed 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.
2. At the requested density, up to 240 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2,400 vehicle trips per day to the street system and about 170 children under the age of 18 to the school system.
3. If more than 75 lots are proposed, a traffic impact study will be required as part of the concept plan/use on review process. The site is located within one mile of Hardin Valley Elementary School and the property is adjacent to the future high school site, so sidewalks will be required within the subdivision and along Hardin Valley Rd. If more than 150 lots are proposed, two access points will be required. This site has frontage on both Sam Lee Rd. and Hardin Valley Rd., which could accommodate this requirement. Improvements to Sam Lee Rd. may be required as part of the development process, subject to requirements of Knox County Engineering and Public Works.
4. 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. The Knox County Park and Recreation Facility Plan, adopted in February 1998 by MPC and Knox County Commission, shows Conner Creek, which traverses the site in the southern portion, as part of the proposed County Greenway System. The applicant will be expected to work with the Knox County Parks and Recreation Department and MPC in addressing this issue on future development plans.
4. 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:**