

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-C-05-RZ      **Related File Number:** 12-A-05-SP  
**Application Filed:** 10/28/2005      **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Yarnell Rd., east of N. Campbell Station Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 01701      **Jurisdiction:** County  
**Size of Tract:** 4.63 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential      **Density:** 3 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Agricultural / Rural Residential  
**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:** 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 1 to 2 du/ac. (Applicant requested 1-3 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is compatible with the surrounding zoning pattern and is consistent with the policies of the Growth Policy Plan for the Rural Area. The recommended amendment to the sector plan to low density residential would permit consideration of the recommended zoning and density.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. There is a large area of RA zoning to the west of this site. This proposal is an extension of residential zoning from the west.
2. PR zoning at 1 to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. A large site located to the southwest of this site, which has access to Yarnell Rd. and N. Campbell Station Rd. has been proposed for development by the applicant under RA zoning, which allows a minimum lot size of 10,000 square feet with sewer and 20,000 square feet without sewer. The subject parcel is proposed to be combined with the RA zoned property for development of a single family subdivision.
3. 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 at the site. Sewer utilities are available in the area to serve the site, but will need to be extended to this property. The applicant has stated that he has spoken with West Knox Utility District and that sewer utilities can be extended to this site at the developer's expense.
2. At the staff's recommended 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 6 children under the age of 18 to the school system. At the applicant's requested density, up to 13 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 130 vehicle trips per day to the street system and about 9 children under the age of 18 to the school system.
3. As part of the concept plan submittal on the adjacent RA zoned parcel, a traffic impact study was provided, meeting the requirements of the Growth Policy Plan for rezonings in the Rural Area.
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. With the recommended amendment to low density residential, the rezoning is consistent with the Northwest County Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The recommended zoning and density meets all requirements for rezoning within the Rural Area, but the requested density of 3 du/ac is not consistent with the policies of the Growth Policy Plan, which require that the subject property be contiguous to other property in either Planned or Urban Growth Areas.
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:** 12/8/2005

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density of 1 to 2 dwelling units per acre

**Date of MPC Approval:** 12/8/2005

**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:** 1/23/2006

**Date of Legislative Action, Second Reading:** 3/27/2006

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Postponed

**Disposition of Case, Second Reading:** Approved as Modified

**If "Other":** Postponed 1/23 and 2/27/06

**If "Other":**

**Amendments:**

**Amendments:**

Approve PR at up to 3 du/ac

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**