

# 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:** 12-E-01-RZ                      **Related File Number:**  
**Application Filed:** 11/14/2001              **Date of Revision:**  
**Applicant:** JACK AND JEANETTE JENKINS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Gardner Ln., northeast of Heiskell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 46 221    **Jurisdiction:** County  
**Size of Tract:** 24.8 acres  
**Accessibility:** Access is via Gardner Ln., a local street with 17' of pavement width and 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and a few residential buildings  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached subdivision                      **Density:** 5 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under A, RA and 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. Extension of PR from the north.  
**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).  
APPROVE a density of 1-3 du/ac. (Applicant requested 1-5 du/ac)

Staff Recomm. (Full): PR zoning at 1-3 du/ac is compatible with the surrounding land uses and zoning pattern.

Comments: The North County Sector Plan designates this site for low density residential uses. The site has moderate slopes (up to 15%) throughout, which will limit the developable area. Other single family residential developments with similar slopes in this area have been developed under PR zoning at a density of 1 to 3 units per acre. PR zoning will require use on review approval of a development plan for this tract. As part of the required concept plan / use on review subdivision process, staff will require that Gardner Lane be widened to a minimum width of 20 feet from Heiskell Road up to the entrance of the subdivision, as a condition of subdivision approval.

The applicant's proposed density of 5 du/ac will generate approximately 1,240 new vehicle trips per day and 68 new school aged children for the subdivision. The 1-3 du/ac density recommended by staff will generate approximately 744 new vehicle trips per day and 41 new school aged children for the subdivision.

MPC Action: Approved

MPC Meeting Date: 12/13/2001

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-3 dwelling units per acre

Date of MPC Approval: 12/13/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 1/28/2002

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: