

# 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:** 12-H-06-RZ                      **Related File Number:**  
**Application Filed:** 10/31/2006              **Date of Revision:**  
**Applicant:** DON DUNCAN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Choto Rd., southeast of S. Northshore Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 062.02                      **Jurisdiction:** County  
**Size of Tract:** 8.65 acres  
**Accessibility:** Access is via Choto Rd., a minor collector street with 22' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** One detached dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:** 3 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developing with low density residential uses under A and PR zoning.

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

**Street:** 1746 Choto 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:** MPC approved PR at 3 du/ac on adjacent property to NE on 10/12/06 (10-G-06-RZ)  
**Extension of Zone:** Yes, extension of PR from the northeast  
**History of Zoning:** MPC approved PR on adjacent site to the northeast on 10/12/06 (10-G-06-RZ).

### 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 up to 3 du/ac.

Staff Recomm. (Full): PR at the requested density is compatible with surrounding residential development in the area and is an extension of the previously approved PR zoning to the north and east.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. Other properties in the immediate area have been developed with low density residential uses under A and PR zoning.  
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be combined with the adjacent property, already approved for PR zoning, for one development. This property was needed to provide a safer, alternate access point on Choto Rd. for the proposed development. The previously proposed access to S. Northshore Dr. would have created a potentially unsafe traffic situation.  
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 and sewer utilities are available in the area to serve the site.
- 2. The subject property is proposed to be developed along with the adjacent site, which was approved for PR by MPC on 10/12/06. At the proposed density, 25 additional dwelling units could be proposed for the entire PR zoned site. The development of detached dwellings would add approximately 250 more vehicle trips per day to the street system and about 20 more children under the age of 18 to the school system.
- 3. If more than 75 lots are proposed as part of the overall development, a traffic impact study will be required to be submitted as part of the use on review/concept plan process.
- 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 Southwest 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 surrounding properties that are proposed for low density residential uses by the sector 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: 12/14/2006

Details of MPC action:

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

Date of MPC Approval: 12/14/2006

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:** 1/22/2007

**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:**