

# 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-Q-07-RZ

**Related File Number:**

**Application Filed:** 11/5/2007

**Date of Revision:**

**Applicant:** JOHN HANCOCK

### PROPERTY INFORMATION

**General Location:** Southeast end of Lyngate Blvd., southeast of W. Beaver Creek Dr.

**Other Parcel Info.:**

**Tax ID Number:** 67 PART OF 041 OTHER: DEPTH OF 500 FT.-MAP ON **Jurisdiction:** County

**Size of Tract:** 5 acres

**Accessibility:** Access is via Lyngate Blvd., a local street with a 26' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Detached residential subdivision **Density:** 3 du/ac

**Sector Plan:** North County **Sector Plan Designation:** Low Density Residential

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This property is located in an area of the county that has been developed with detached and attached residential lots 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, property to the north is zoned PR.

**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

**Requested Plan Category:**

***SUBDIVISION INFORMATION (where applicable)***

Subdivision Name:

No. of Lots Proposed:                          No. of Lots Approved: 0

Variations Requested:

S/D Name Change:

***OTHER INFORMATION (where applicable)***

Other Bus./Ord. Amend.:

***MPC ACTION AND DISPOSITION***

**Planner In Charge:** Kelley Schlitz

**Staff Recomm. (Abbr.):** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of up to 3 du/ac.

**Staff Recomm. (Full):** PR zoning at up to 3 du/ac is compatible with surrounding development and zoning and is consistent with the low density residential sector plan designation for this property. The adjoining attached residential subdivision to the north, Brockton Place, is zoned PR at 6 du/ac.

**Comments:** The applicant is requesting that a 5-acre portion of this 19.1 acre site be rezoned to PR zoning. The remaining 14.1 acres will remain zoned agricultural. Access to the lots will be from a new public right-of-way that will be extended from the current terminus of Lyngate Blvd.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of existing and proposed residential development and zoning pattern along this section of W. Beaver Creek Dr. The adjoining attached residential subdivision to the north, Brockton Place, is zoned PR at 6 du/ac.
2. This site has access to Lyngate Blvd. The developer of this property will be required to extend the public right-of-way of Lyngate Blvd. into the proposed subdivision.
3. PR zoning is consistent with surrounding zoning and development pattern along this section of W. Beaver Creek Dr. This area has been developed with a mixture of detached and attached residential lots.

**EFFECTS OF THE PROPOSAL**

1. The requested PR zoning at up to 3 du/ac would allow consideration of a maximum of 15 units, which would add approximately 181 vehicle trips per day and would approximately 7 children to area schools.
2. PR zoning would require MPC use on review approval of site plans prior to any development of the property. During this review, issues such as the extension of Lyngate Blvd., traffic, sight distance, drainage, access topography, lot layout and other development concerns will be addressed.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan identifies this property for low density residential uses and slope protection. The sloped portion of the property is concentrated on the back 14.1 acres that will remain zoned agricultural.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 12/13/2007

**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:** 12/13/2007

**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:** 1/28/2008

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**