

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 2-A-04-SP                      **Related File Number:** 2-C-04-RZ  
**Application Filed:** 12/30/2003                      **Date of Revision:**  
**Applicant:** LOIS J. LOWE  
**Owner:**

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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## PROPERTY INFORMATION

**General Location:** North side Kimberlin Heights Rd., southwest of Burnett Creek Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 124 212.01                      **Jurisdiction:** County  
**Size of Tract:** 5.34 acres  
**Accessibility:** Access is via Kimberlin Heights Rd., a minor arterial street with 22' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Duplexes or townhouses                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This vacant land is adjoining residential uses that are developed within PR, A and CA zones.

## 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:** RB (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site, but adjoining property was zoned PR at 12 du/ac in 1993.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** MDR (Medium Density Residential)

**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: Ken Pruitt

Staff Recomm. (Abbr.): DENY MDR (Medium Density Residential) designation for the site

Staff Recomm. (Full): The requested MDR designation is contrary to the surrounding sector plan designation of LDR, with the current residential and agricultural zoning in the area, and with the conditions of the site, which include a large area that cannot be disturbed because of flooding.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RB zoning permits a density of up to 12 du/ac without public review and will allow development that is much more intense than the current Agricultural zone allows and that is incompatible with the scale and intensity of the surrounding residential development and zoning pattern.
2. RB zoning does not require plan review and approval prior to development of the property where issues such as traffic, drainage, building layout and other development concerns can be addressed.
3. RB zoning will allow more intense development than the surrounding residential development that includes townhouses built at 7 units per acre and single family housing.
4. The site is at a lower elevation than the road and appears to be subject to flooding. Knox County Engineering and Public Works has identified a "no fill" area along the property's northern boundary because of the flooding potential.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. RB rezoning would allow the property to be developed with a maximum of 69 dwelling units without any public involvement. Such a development would generate approximately 552 new vehicle trips and approximately 24 school-aged children would be added to the school system.
3. RB zoning will impact surrounding properties, as it permits more intense residential development densities than the present A and PR zone and would be incompatible with the scale and intensity of other residential development in the area.
4. Development should not be allowed in the "no fill" area as identified by Knox County Engineering and Public Works. (See attached memorandum.) Trees and ground cover in the "no fill" area should be preserved. In addition, any dwelling units should be constructed above the determined flood elevation at this location.
5. Flooding related problems have been identified with the adjacent Brooksong condominiums located to the east.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed MDR designation and RB zoning are not consistent with the low density residential uses surrounding this site and are not supported by the South County Sector Plan.
2. The site is shown as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Denied

MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action: DENY MDR (Medium Density Residential)

Date of MPC Approval: Date of Denial: 2/12/2004

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**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:**