

# 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:** 2-C-05-RZ                      **Related File Number:**  
**Application Filed:** 1/10/2005              **Date of Revision:**  
**Applicant:** CARTER MILL G.P.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest and southeast sides Carter Mill Rd., southwest of Carter School Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 74 1, 2    **Jurisdiction:** County  
**Size of Tract:** 187 acres  
**Accessibility:** Access is via Carter Mill Dr., a minor collector street with 15 to 17 ft of pavement within a 40 right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 2.5 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of the PR zoned site that is being developed with single family lots.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) @ 1-2 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) @ 1-2.5 du/ac  
**Previous Requests:** MPC approved PR zoning for property on 2/12/98 (2-H-98-RZ).  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PR at 1 to 2 du/ac. in 1998 (2-H-98-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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning at a density of 1 to 2.5 du/ac.

Staff Recomm. (Full): This increase in density will permit MPC consideration of an additional 93 units within this 187 acre residential development, which will still be within the low density residential range. The sector plan proposes low density residential use for this site.

Comments:

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at 1 to 2.5 du/ac. is compatible with surrounding development and is consistent with the sector plan proposal for low density residential uses in the area.
2. The property is surrounded by residential development, under Agricultural zoning, and is located within the Planned Growth Area of the Growth Policy Plan.
3. The PR zoning at 1 to 2.5 du/ac. will allow the 187-acre property to be considered for an additional 93 dwellings as part of a revised subdivision development plan

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site. The applicant has developed portions of the property with a single family subdivision.
2. Under the requested PR density increase, up to 93 additional dwelling units could be proposed on the subject property, subject to MPC approval through the use on review approval process. Single family development at the maximum density would allow 467 units and would add approximately 4,675 vehicle trips per day to the street system and about 242 children under the age of 18 to the school system. A revised traffic impact study will be required as part of the revised use-on-review and concept plan approval process.
3. The proposal is compatible with the surrounding residential development.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East 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 could generate similar requests for PR or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the PR density increase, the developer will be required to submit a revised use on review and concept plan to increase the density from the approved development prior to any further subdivision and development of the property.

MPC Action: Approved

MPC Meeting Date: 2/10/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 2.5 dwelling units per acre

Date of MPC Approval: 2/10/2005

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: 3/28/2005

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**