

# 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:** 2-D-16-RZ                      **Related File Number:**  
**Application Filed:** 12/23/2015              **Date of Revision:**  
**Applicant:** DOLLAR & EWERS ARCHITECTURE BRIAN EWERS

### PROPERTY INFORMATION

**General Location:** North side N. Ruggles Ferry Pike, east side Blake Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 62 08403                      **Jurisdiction:** County  
**Size of Tract:** 3.7 acres  
**Accessibility:** Access is via N. Ruggles Ferry Pike, a major collector street with 22' of pavement width within 80' of right-of-way, or Blake Ln., a local street with 15' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential and agricultural  
**Surrounding Land Use:**  
**Proposed Use:** Residential townhomes                      **Density:** 5 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with agricultural and rural to low density residential uses under A and RA zoning. Ruggles Ferry Golf Course is located to the southwest of the site, zoned RA.

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

**Street:** 8801 N Ruggles Ferry Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**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

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.):** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac. (Applicant requested 5 du/ac)

**Staff Recomm. (Full):** PR is an appropriate zone for residential development of this site and is consistent with the sector plan proposal for the property. Staff recommends a reduced density of up to 3 du/ac, rather than the requested 5 du/ac, for better compatibility with surrounding development.

**Comments:** REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):  
THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:  
1. PR is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.  
2. PR zoning at either the proposed or recommended density is consistent with the sector plan proposal for the site.  
3. Limiting the density to 3 du/ac is recommended for better compatibility with surrounding land uses and zoning, which includes agricultural and rural to low density residential development on all sides. The adjacent RA zoning allows minimum lot sizes of 10,000 square feet with sewer which yields a density of between 3 and 4 du/ac. The actual developed density in the surrounding area is significantly less than even the recommended 3 du/ac, but the property is located along a major collector street and does not require access to any local residential streets, so the recommended density is appropriate.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at the recommended density will allow reasonable use of the property for residential development, while maintaining compatibility with surrounding development and zoning. The requested 5 du/ac is more intense than the prevailing densities in the area.
2. The recommended PR zoning at a density of up to 3 du/ac would allow for a maximum of 11 dwelling units to be proposed for the site. That number of attached units, as proposed, would add approximately 131 vehicle trips per day to the street system and would add approximately 4 children under the age of 18 to the school system. The requested density of 5 du/ac would allow for a maximum of 18 dwelling units to be proposed for the site. That number of attached units, would add approximately 204 vehicle trips per day to the street system and would add approximately 7 children under the age of 18 to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East County Sector Plan designates this site for low density residential uses, consistent with PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future requests for PR zoning in the future on other nearby A-zoned properties, consistent with the sector plan proposal for low density residential.

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.

**Action:** Approved **Meeting Date:** 2/11/2016

**Details of Action:**

**Summary of Action:** RECOMMEND the Knox County Commission approve PR (Planned Residential) zoning at a density up to 3 dwelling units per acre

**Date of Approval:** 2/11/2016 **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:** 3/28/2016 **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:**