

# 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-E-13-RZ                      **Related File Number:**  
**Application Filed:** 12/27/2012              **Date of Revision:**  
**Applicant:** DAVID C. CAMPBELL

### PROPERTY INFORMATION

**General Location:** South side Shackelford Ln., east of Graves Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 52 J A 017                      **Jurisdiction:** County  
**Size of Tract:** 51.72 acres  
**Accessibility:** Access is via Shackelford Ln., a local street with 14-15' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant agricultural land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 3 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR and HRP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with agricultural, rural residential and low density residential uses under A and RA zoning.

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

**Street:** 8634 Shackelford Ln  
**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:** 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.

Staff Recomm. (Full):

PR zoning at the requested density is consistent with the sector plan designation and will allow reasonable development of this site with minimal slope constraints. Improvements, such as widening to Graves Rd. and Shackelford Ln. may be required, if deemed necessary by Knox County Engineering depending on the intensity of development proposed and the review of the Traffic Impact Study. These two streets, which provide access to the site from N. Ruggles Ferry Pike, were measured at a maximum pavement width of about 17 feet.

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. This site is directly accessed from Shackelford Ln., which connects to Graves Rd., which connects to N. Ruggles Ferry Pike, a major collector street. Graves Rd. and Shackelford Ln. are local streets with street widths of no more than 17 feet. Some widening may be required on those streets leading from the development entrance to N. Ruggles Ferry Pike, if deemed necessary by Knox County Engineering and MPC staffs, as part of the required use on review process.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. The site is appropriate to be developed under PR zoning at the requested density in the LDR category. The site does not have significant slope or other environmental constraints.
4. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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 zoning is appropriate for this 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. At the requested density of up to 3 du/ac on the 51.72 acres reported, up to 155 dwelling units could be proposed for the site. Developed with the proposed attached residential units, this would add approximately 1551 trips to the street system and about 60 children to the school system. If more than 75 units are proposed, a traffic impact study will be required to be submitted along with development plans. If more than 150 units are proposed, two access points may be required for the development.
2. PR zoning at the recommended density is consistent with the sector plan proposal, and should have a minimal impact on adjacent properties.
3. The approval of this request will allow the applicant to submit a development plan with up to 155 dwelling units for MPC's consideration. Depending on the number of units proposed and the findings of the Traffic Impact Study, improvements may be required to Graves Rd. and/or Shackelford Ln.
4. Public water and sanitary sewer utilities are available in the area, but may have 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 proposes low density residential uses for this property, consistent with the requested PR zoning at up to 3 du/ac. The maximum density that may be considered on LDR-designated areas is 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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:** 3/14/2013  
**Details of Action:** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2 du/ac.  
**Summary of Action:** RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) zoning at a density up to 2 dwelling units per acre  
**Date of Approval:** 3/14/2013 **Date of Denial:** **Postponements:** 2/14/13  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission  
**Date of Legislative Action:** 4/29/2013 **Date of Legislative Action, Second Reading:** 6/24/2013  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** Postponed **Disposition of Case, Second Reading:** Denied  
**If "Other":** **If "Other":**  
**Amendments:** **Amendments:**  
Denied rezoning to PR  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**