

# 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-K-04-RZ                      **Related File Number:**  
**Application Filed:** 1/12/2004              **Date of Revision:** 3/5/2004  
**Applicant:** JEFFREY R. MURRELL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Coatney Rd., southeast side W. Gov. John Sevier Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 136 120                      **Jurisdiction:** County  
**Size of Tract:** 14.65 acres  
**Accessibility:** Access is via Coatney Rd., a local street with 40 to 150' of right of way and 22' of pavement width, or via W. Gov. John Sevier Hwy., a major arterial street with 160' of right of way and 33' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development at 1 to 4 dwellings per acre.                      **Density:** 1-4 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with residential uses under A, RA, RB and PR zoning. South Doyle High School is located to the south of this site at on Tipton Station Rd.

### 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:** No  
**History of Zoning:** None noted

### 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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 4 du/ac, as revised by the applicant on 3/5/04.

Staff Recomm. (Full):

The proposal is consistent with the sector plan designation for low density residential uses and is compatible with surrounding development.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density of up to 4 du/ac is appropriate at this location which has convenient, nearby access to W. Gov. John Sevier Highway via Coatney Rd. This proposal will not generate additional traffic on local residential streets in the area, except near the intersection of Coatney Rd. and the highway.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, compatibility, drainage, slope, lot layout and other development concerns can be addressed.
3. The PR zoning will allow this property to be developed in a manner compatible with other residential development in the vicinity.

THE EFFECTS OF THE PROPOSAL

1. Public water is available to serve the site. Public sewer is available approximately 1,000 feet to the south of this site, near the high school. Sewer lines will have to be extended to serve this proposed development.
2. The proposed zoning would allow the property to be developed with a maximum of 58 dwelling units. If developed with single family detached units, approximately 580 new vehicle trips would be generated and approximately 23 school-aged children would be added to the school system.
3. The development plan for this property should limit access to Coatney Rd.
4. The proposed zoning change will have an impact on surrounding properties, but it is compatible with other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for this site, consistent with the request.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This proposal could generate similar requests in the future, consistent with the sector plan, along Coatney Rd., as public sewer availability is extended to this site.

MPC Action:

Approved

MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval:

3/11/2004

Date of Denial:

Postponements: 2/12/2004

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action: 4/19/2004

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:**