

# 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-K-07-RZ                      **Related File Number:** 2-B-07-SP  
**Application Filed:** 1/2/2007                      **Date of Revision:**  
**Applicant:** STEVEN DIGGS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Heiskell Rd., northwest of E. Copeland Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 46 069, 06901                      **Jurisdiction:** County  
**Size of Tract:** 7.3 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Condominium development                      **Density:** 8 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

### 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:**  
**History of Zoning:**

### 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 zoning at up to 3 du/ac. Applicant requests up to 5 du/ac.

Staff Recomm. (Full): PR residential development at densities higher than 3 du/ac. would be out of character with the surrounding residential development pattern.

Comments: A NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located on a major collector street and has both public water and sewer service available from the Hallsdale Powell Utility District. Knox County Engineering Department reports that Heiskell Rd. can accommodate the additional traffic projected to result from this LDR designation and PR zoning at up to 3 du/ac.

2. The availability of these utilities support this site's more intensive residential development. Additional development in the area would also be appropriate given the current level of those public services.

B. EFFECTS OF THE PROPOSAL

1. This proposal would allow consideration of a maximum of 22-units on this site where urban services, including public water and sewer, are being provided. The maximum development would add approximately 220 vehicle trips per day for area roads, and add approximately 3 children to the area's school population.

3. Access is via Heiskell Rd., a minor arterial street with 18'- 20" pavement width.

4. The PR zoning requires site plan approval prior to any development of the site.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. This site is shown for LDR (Low Density Residential) uses on the adopted North County Sector Plan but the Growth Policy Plan shows the site as Rural. However, the Growth Policy Plan allows consideration of PR zoning at up to 3 dwellings per acre where urban services are available, and the development will not unreasonably impact traffic flow from the subject site through the Planned Growth Area.

2. The North County Sector Plan supports low density residential for this site where urban services, such as adequate roads and utilities, are provided.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval: 2/8/2007

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: 3/26/2007

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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**