

# 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:** 3-B-11-RZ                      **Related File Number:**  
**Application Filed:** 1/24/2011              **Date of Revision:**  
**Applicant:** SOUTHLAND GROUP, INC.

### PROPERTY INFORMATION

**General Location:** Northeast side Dry Gap Pike, northwest of Cunningham Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 155    **Jurisdiction:** County  
**Size of Tract:** 8.54 acres  
**Accessibility:** Access is via Dry Gap Pike, a major collector street with 4 lanes and a center median within 80' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwellings and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential    **Density:** 5 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area to the south around the intersection of Dry Gap Pike and Cunningham Rd. is developed with commercial uses, under CA and CB zoning. To the north is Beaver Creek, Brickey Elementary School and medium density residential development, zoned A, F and PR.

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

**Street:** 1720 Dry Gap Pike  
**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 5 du/ac.

**Staff Recomm. (Full):** The proposed PR zoning and density is compatible with surrounding development and zoning, is consistent with the LDR plan designation, and will allow up to 42 dwelling units to be proposed for the site. The site is not constrained by steep slopes, or other environmental factors, and is located along a major collector street with four lanes, so it is an appropriate location for the requested density. The PR zoning will require development plan approval by MPC prior to construction.

**Comments:** NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:  
1. 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.  
2. The surrounding area is developed with commercial, institutional and low to medium density residential uses. PR zoning, at the proposed density of 5 du/ac, is compatible with the scale and intensity of the surrounding development and zoning pattern.  
3. The site is appropriate to be developed under PR zoning. The site does not have significant slope or other environmental constraints. The site has very little area of greater than 25% and most of the site is within the 0-15% slope range.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE 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 this development.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water and sewer utilities are available in the area, but may need to be extended to serve this site.
2. At the requested density of up to 5 du/ac on the 8.54 acres reported, up to 42 dwelling units could be proposed for the site. Developed with the proposed detached residential units, this would add approximately 467 trips to the street system and about 21 children 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. The approval of this request will allow the applicant to submit a development plan with up to 42 dwelling units for MPC's consideration.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan proposes low density residential uses for this property, 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. 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 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:** 3/10/2011

**Details of Action:**

**Summary of Action:** RECOMMEND THE KNOX COUNTY COMMISSION APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 5 DWELLING UNITS PER ACRE

**Date of Approval:** 3/10/2011

**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:** 4/25/2011

**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:**