

# 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-C-11-RZ  
**Application Filed:** 1/26/2011  
**Applicant:** WANIS RGHEBI

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** West side Childress Rd., north of Yow Way  
**Other Parcel Info.:**  
**Tax ID Number:** 37 018 **Jurisdiction:** County  
**Size of Tract:** 0.5 acres  
**Accessibility:** Access is via Childress Rd., a major collector street with 16-17' of pavement width within 40' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwellings and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential **Density:** 3 du/ac  
**Sector Plan:** North County **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with agricultural and rural to low density residential uses under A, RA, RB and PR zoning.

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

**Street:** 8515 Childress Rd  
**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:** 5-P-00-RZ  
**Extension of Zone:** Yes, extension of PR from the northwest  
**History of Zoning:** Adjacent property was rezoned PR in 2000 (5-P-00-RZ).

### 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):** The proposed PR zoning and density is compatible with surrounding development and zoning, is consistent with the LDR plan designation, and will allow 1 additional dwelling unit to be proposed for the overall PR-zoned site (about 32 acres). 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 proposal is a logical extension of PR zoning and density from the northwest.
3. The proposed PR zoning and density is compatible with surrounding development and zoning and is consistent with the LDR sector plan designation for the site.

### 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 3 du/ac on the 0.5 acre reported, 1 additional dwelling unit could be proposed for the site. Developed with the proposed detached residential units, this would add approximately 15 trips to the street system and no more children to the school system. For the overall PR development on about 32.5 acres, up to 97 dwelling units could be proposed, adding approximately 1008 trips to the street system and about 48 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 97 dwelling units on the total of 32.5 acres of PR zoned area 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 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Properties within the Rural Area would normally be limited to a density of no more than 2 du/ac. However, the addition of this small property to the 32 acres already zoned PR will have a very minimal impact, as it will only permit one additional dwelling unit. The PR zoning already in place on the adjacent property was established prior to the adoption of the Growth Policy Plan.
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 3 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:**