

# 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-E-05-RZ                      **Related File Number:**  
**Application Filed:** 2/1/2005              **Date of Revision:**  
**Applicant:** OAKLEIGH, G.P.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Millertown Pike, northeast of Ellistown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 41 180.03                      **Jurisdiction:** County  
**Size of Tract:** 48.2 acres  
**Accessibility:** Access is via Millertown Pike, a minor arterial street with 20' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant agricultural land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 4 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural residential uses under Agricultural zoning.

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

**Street:** 8124 Millertown 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:**  
**Extension of Zone:** No  
**History of Zoning:** MPC denied a request for low density residential and PR @ 1-5 du/ac on 3/11/04 (11-C-02-SP/11-O-02-RZ) after the items had been tabled since 12/12/02.

### 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.

Staff Recomm. (Full): PR zoning at the recommended density is consistent with the sector plan proposal and is appropriate for the slope characteristics of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The proposal is consistent with the sector plan designation for the site and is located primarily within the Planned Growth Area on the Growth Policy Plan.  
2. In order to develop the site at the requested density, sewer will be required to be extended to this site. This may lead to more requests for low density residential zoning, consistent with the sector plan proposal for the area.  
3. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.  
4. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site. Sewer will have to be extended to serve the site. The applicant has provided the attached letter from the utility provider that states that sanitary sewer can be extended to the site.
- 2. At the requested density, up to 194 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,940 vehicle trips per day to the street system and about 114 children under the age of 18 to the school system.
- 3. A traffic impact study will be required if more than 75 lots are proposed as part of the development. Required sight distance appears to be available for access to the development, but will need to be certified on the development plan.
- 4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
- 2. The site is located within primarily the Planned Growth Area and partially the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The staff is reviewing this proposal as Planned Growth Area, because it is a logical extension of the Planned Growth designation from the east.
- 3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan. The extension of sewer utilities to this site may lead to more low density residential development in the immediate 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.

MPC Action: Approved

MPC Meeting Date: 4/14/2005

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:** 4/14/2005

**Date of Denial:**

**Postponements:** 3/10/05

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 5/23/2005

**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:**