

# 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-H-06-RZ                      **Related File Number:**  
**Application Filed:** 2/1/2006              **Date of Revision:**  
**Applicant:** H.R. DAVIS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Dry Gap Pike, southeast of Cunningham Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 242                      **Jurisdiction:** County  
**Size of Tract:** 16.95 acres  
**Accessibility:** Access is via Dry Gap Pike, a major collector street with 20' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family attached residential                      **Density:** 4.5 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed

### 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:** Yes, extension of PR zoning from the southwest  
**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 up to 4.5 du/ac.

**Staff Recomm. (Full):** PR zoning at the recommended density is compatible with the surrounding development and zoning pattern and is consistent with the sector plan proposal.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR, RA and RB zoning.
2. PR zoning at up to 4.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the property.
3. The property is accessed from Dry Gap Pike, which is classified as a major collector street on the major road plan. It is located less than a mile south of E. Emory Rd., at the point where Dry Gap Pike transitions from a two lane to a four lane facility.
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.
2. At the requested density, up to 76 dwelling units could be proposed on the subject property. The development of the proposed attached single family detached dwellings would add approximately 684 vehicle trips per day to the street system and about 10 children under the age of 18 to the school system.
3. If more than 75 units are proposed, a traffic impact study will be required to be submitted with the development plans. Required sight distance on Dry Gap Pike appears to be available for access to the development, but will need to be certified on the development plan. The property is located just at the point where Dry Gap Pike transitions from two lanes to four lanes. This situation may result in the need for a traffic impact study. The applicant will be expected to work with MPC and Knox County Engineering to address any traffic safety concerns with the development of and access to this site.
4. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.
5. 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 North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
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 uses by the sector plan.

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:** 3/9/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density up to 4.5 dwelling units per acre

**Date of MPC Approval:** 3/9/2006

**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:** 4/17/2006

**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:**