

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-M-05-RZ **Related File Number:**
Application Filed: 2/10/2005 **Date of Revision:**
Applicant: SMITH CONTRACTING, LLC
Owner:

PROPERTY INFORMATION

General Location: South side Kimberlin Heights Rd., south of Old French Rd.
Other Parcel Info.:
Tax ID Number: 125 101.22 **Jurisdiction:** County
Size of Tract: 25.3 acres
Accessibility: Access is via Kimberlin Heights Rd., a major collector street with 20' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This site is in an area of rural residential development that has occurred under Agricultural zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 1 to 2 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 1 to 3 du/ac
Previous Requests:
Extension of Zone: Yes
History of Zoning: Property was rezoned PR at 1 to 2 du/ac in 2000 (11-H-00-RZ).

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.): DENY PR (Planned Residential) zoning at 1 to 3 du/ac. (Maintain current zoning density.)
Staff Recomm. (Full): PR at the requested density is not appropriate at this location considering the site's slope characteristics and the surrounding rural development densities.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at up to 3 du/ac is not compatible with the scale and intensity of the surrounding development and zoning pattern. There is no zoning in the immediate area that allows development greater than 1 du/ac other than the current zoning of the subject property, which allows 2 du/ac.
2. The subject property has slope characteristics which make it inappropriate for the requested zoning density. Based on the attached slope analysis, roughly 70% of the site has slopes in excess of 15%, and 32% of the site has slopes in excess of 25%. The site's current density is the maximum that should be allowed.
3. 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 this site.
2. If the current density of 2 du/ac is maintained, up to 50 dwelling units could be proposed for the subject property. The development of single family attached dwellings would add approximately 500 vehicle trips per day to the street system and about 25 children under the age of 18 to the school system. At the requested density of 3 du/ac, up to 75 dwelling units could be proposed for the subject property. The development of single family attached dwellings would add approximately 750 vehicle trips per day to the street system and about 37 children under the age of 18 to the school system.
3. Regardless of the density approved, a traffic impact analysis will be required, as stipulated in the Growth Policy Plan. This should be submitted with the concept/use on review plans.
4. In areas of steep slopes, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. Proposed residential units should be clustered on the more developable portions of the site.
5. Under the recommended PR zoning and density, the impact to adjacent properties will be minimized through the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The South County Sector Plan proposes agricultural / rural residential uses and slope protection for the subject property and other properties south of Kimberlin Heights Rd., not consistent with this proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for low density residential sector plan designations zoning on agriculturally zoned properties in this area in the future.

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: Denied (Withdrawn) **MPC Meeting Date:** 3/10/2005

Details of MPC action:

Summary of MPC action: WITHDRAWN

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 3/10/2005

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/25/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: