

# 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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Knoxville, Tennessee 37902  
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**File Number:** 3-X-01-RZ                      **Related File Number:**  
**Application Filed:** 2/21/2001              **Date of Revision:**  
**Applicant:** WILLIAM SCHUBERT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Tazewell Pike, north of Clapps Chapel Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 5 52, 54                      **Jurisdiction:** County  
**Size of Tract:** 101.74 acres  
**Accessibility:** Access is via Tazewell Pike, minor arterial street with 19' of pavement within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture  
**Surrounding Land Use:**  
**Proposed Use:** Single family residences                      **Density:** 2 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is within a rural residential area of single family housing that has developed on septic tanks under A and RB zoning.

### 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:** No  
**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: kp

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential). APPROVE a density of 0.5 dwelling units per acre. (Applicant has requested 2 dwelling units per acre.)

Staff Recomm. (Full): Planned residential zoning at the recommended density will offer protection for the steep slopes and sinkholes characterizing this site. PR zoning would also be compatible with surrounding residential development that includes scattered single family housing on large acreage lots and a single family subdivision developing under RB zoning. The sector plan proposes rural residential use for this site, and the Growth Policy Plan designates this site in the Rural Area.

Comments: The sector plan supports PR zoning at 1 unit per acre within rural areas where environmental conditions and septic tank usage are appropriate for such development. However, approximately 40% of this site contains steep slopes (in excess of 25%) and sink holes. The sector plan policy for such slopes supports development at no greater than one dwelling per two acres. Any development proposal will need to reflect the site's environmental constraints. Development under PR zoning at one dwelling per two acres, rather than under A zoning, is more appropriate and practical on this property as PR would allow the clustering of units on the flatter, less environmentally constrained portions of the site. Adequate space for septic systems would need to be provided.

MPC Action: Approved MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 0.5 dwelling units per acre

Date of MPC Approval: 4/12/2001 Date of Denial: Postponements: 3/8/01

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 5/29/2001 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: