

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-F-05-RZ                      **Related File Number:**  
**Application Filed:** 3/7/2005              **Date of Revision:**  
**Applicant:** STEVE YOUNG (ODLE & YOUNG ARCH., INC. FOR JACK GRUBBS)  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side E. Gov. John Sevier Hwy., east side Nichols Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 125 5.08                      **Jurisdiction:** County  
**Size of Tract:** 7.35 acres  
**Accessibility:** Access is via Nichols Ln., a local street with 17' of pavement width within 65' of right of way, or E. Governor John Sevier Hwy., a major arterial street with 27' of pavement width within 120' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Less than 5 home lots per acre with small chapel and community center                      **Density:** 4 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with low density residential uses under A, RA and PR 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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 3 du/ac. (Applicant requested 1-4 du/ac.)

**Staff Recomm. (Full):** PR zoning at the recommended density will allow development that is more compatible with the surrounding development and zoning pattern than the requested density. The sector plan proposes low density residential uses for the site.

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

1. Other properties in the immediate area are developed with rural to low density residential uses under A, PR and RA zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subdivision directly to the north of this site is zoned RA and developed at a density of about 3 du/ac.
3. Because of the slope characteristics of the site and for better compatibility with surrounding land uses, the density of this site should be limited to no more than 3 du/ac.
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 staff's recommended density, up to 22 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 220 vehicle trips per day to the street system and about 11 children under the age of 18 to the school system. At the requested density, up to 29 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 290 vehicle trips per day to the street system and about 14 children under the age of 18 to the school system.
3. Required sight distance on Nichols Ln. appears to be available for access to the development, but will need to be certified on the development plan. The 17 feet of pavement width on Nichols Ln. is marginal for the proposed residential density. MPC and Knox County Engineering may require widening of the street from the access drive north to E. Gov. John Sevier Hwy. as part of the concept plan/use on review process.
4. Based on the attached slope analysis, about 50% of the site has slopes of 15% or greater. In these areas, 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. Because of the site's slope constraints, development at up to the approved density may not be possible.
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 and slope protection 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 use 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:** 4/14/2005

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

**Date of MPC Approval:** 4/14/2005

**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:** 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:**