

# 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:** 4-F-06-RZ                      **Related File Number:**  
**Application Filed:** 3/2/2006              **Date of Revision:**  
**Applicant:** ZONGMING CHENG  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side McCubbins Rd., southeast of Wooddale Church Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 74 029 OTHER: 073-219                      **Jurisdiction:** County  
**Size of Tract:** 122.8 acres  
**Accessibility:** Access is via McCubbins Rd., a local street with 16-22' of pavement width within 30-100' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 3 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR and SLPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is sparsely developed with rural residential uses under A zoning. There is a subdivision under development to the northeast of the site, zoned PR @ 1-2.5 du/ac.

### 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 from the north  
**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 2 du/ac. (Applicant requested 1-3 du/ac.)

**Staff Recomm. (Full):** PR zoning at the recommended density is compatible with surrounding development, is consistent with the sector plan and is appropriate considering the slope characteristics of the site.

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

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding rural residential development and zoning pattern and is consistent with the sector plan proposal for the site.
2. The recommended lesser density reduces the impact on surrounding land uses and takes into account the steep slopes on portions of the site, allowing for a more compatible development and preservation of the steep slope areas.
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 the site.
2. At the staff's recommended density, up to 245 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 2,450 vehicle trips per day to the street system and about 126 children under the age of 18 to the school system. At the applicant's requested density, up to 368 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 3,680 vehicle trips per day to the street system and about 190 children under the age of 18 to the school system.
3. Based on the attached slope analysis, about 21.64% of the site has slopes of 25% 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.
4. The pavement width of McCubbins Rd. on the west side of the site, north of the curve away from I-40 has a marginal pavement width of 16-17 feet. This leads back to the west toward Strawberry Plains Pike. McCubbins Rd. to the east of the site leads to Cooper Rd., a local street with 17-18' of pavement width that leads to Carter School Rd., which connects with Asheville Hwy. and the Midway Rd./I-40 interchange. The subject property lies about halfway between the Strawberry Plains Pike and the Midway Rd. exits on the north side of I-40. The applicant may be required to widen and improve some streets as needed, per requirements of MPC and the Knox County Department of Engineering and Public Works. The pavement width (22') of McCubbins Rd. along the interstate is more than sufficient for access to this development. Minimum sight distance requirements will need to be certified from any proposed access points to McCubbins Rd. on the development plan.
5. If more than 75 lots are proposed, a traffic impact study will be required to be submitted as part of the concept plan/use on review process. If more than 150 lots are proposed, two access points will be required, which would likely be located along each of the two frontages along McCubbins Rd.
6. The recommended zoning and density 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 East County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the 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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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:** 4/13/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density up to 2 dwelling units per acre

**Date of MPC Approval:** 4/13/2006 **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:** 5/22/2006 **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:**