

# 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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w w w • k n o x m p c • o r g

**File Number:** 4-F-07-RZ      **Related File Number:** 4-D-07-SP  
**Application Filed:** 2/27/2007      **Date of Revision:**  
**Applicant:** THE FULLER GROUP

### PROPERTY INFORMATION

**General Location:** Southeast side Hickory Creek Rd., southeast of West Gallaher Ferry Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 129 038,038.03,038.04,038.05, OTHER: 038.06, 038.07,      **Jurisdiction:** County  
**Size of Tract:** 49.35 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential      **Density:** 3 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

### 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:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## ***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:**

**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 1 du/ac, consistent with sector plan recommendation. (Applicant requested 3 du/ac.)

**Staff Recomm. (Full):**

PR zoning at the recommended density is more compatible with surrounding development, is consistent with the sector plan, takes into account the site limitations, and requires development plan review and approval by MPC.

**Comments:**

### **NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. This site is located about a quarter mile west of a residential subdivision on the north side of Hickory Creek Rd., zoned PR at 1 to 1.8 du/ac. That site is designated for low density residential development on the sector plan. West of the subject parcel is nothing but agricultural and rural residential uses, zoned primarily Agricultural. There is an area to the west of this site that is zoned RA, but it is not developed with low density residential uses and is not designated for LDR uses on the sector plan. The requested density is clearly not compatible with surrounding land uses.
2. The recommended zoning and density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the current sector plan and Growth Policy Plan.
3. Considering the slope characteristics of the site, the wet weather creek traversing through the front of the site, and the proposed SR-475 recommended alignment traversing through the middle of the site, which severely reduce the developable area of the site, the reduced density recommendation is necessary. The perceived density, when suitable portions of the site are developed, will be considerably higher than the zoning density assigned. Only about 30 acres or less of the site remains if the steep areas and the SR-475 right of way are removed.
4. Other properties in the area are developed with agricultural, rural and some low density residential uses under A, RA and PR zoning.

### **THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are not currently available at the site. However, the applicant has provided the attached letter from West Knox Utility District that indicates that water and sanitary sewer service may be provided to the site.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 49 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 490 vehicle trips per day to the street system and would add approximately 34 children under the age of 18 to the school system. The requested density of 3 du/ac would allow for a maximum of 147 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 1,470 vehicle trips per day to the street system and would add approximately 104 children under the age of 18 to the school system.
3. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development. Adequate sight distance appears to be available on Hickory Creek Rd. but will need to be certified on the development plans.
4. As shown on the attached slope analysis map, about a third of the site (16.16 acres) is located within TDOT's SR-475 recommended alignment footprint. This corridor is anywhere between 440 and 520 feet wide and traverses directly through the middle of the site. The applicant will be expected to work with MPC staff, Knox County Engineering and TDOT in addressing this issue.
5. In meeting the requirements of the Growth Policy Plan for rezoning in the Rural Area, the applicant has provided the attached traffic impact letter addressing the capacity and condition of streets connecting the site into the Planned Growth Area, which is located about 2.5 miles to the east on Hardin Valley Rd. at Steele Rd. or about 2 miles to the southwest at Buttermilk/Everett Rd. Hickory Creek Rd. and Hardin Valley Rd. are classified as minor arterial streets on the Major Road Plan map. The letter concludes that Hickory Creek Rd., at 21 to 21.5 feet wide, is adequate to handle the additional trips that will be generated by the proposed development.

6. Based on the attached slope analysis, about 13% of the site has slopes of 25% or greater, most of which is in the portion south of the proposed parkway alignment. A separate slope analysis, also attached, was conducted on the portion of the site south of the proposed parkway right of way, which showed that about 40% of that area has slopes greater than 25%. 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. Based on the slope analysis for the entire site and on the Growth Policy Plan requirements, if MPC were inclined to recommend that the sector plan be amended to LDR in order to approve a PR density of more than 1 du/ac, staff would recommend approving a density of no more than 2 du/ac.

7. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The proposed sector plan amendment and zoning density are out of character with the surrounding area.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan, which was updated in late 2003, proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac, but not consistent with the proposed density of 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. In order to meet all Growth Policy Plan requirements, with an approved sector plan amendment to LDR, the highest density that may be permitted under PR zoning would be up to 2 du/ac, because the site is not contiguous with the Planned Growth Area. If the site were contiguous with the Planned Growth, the application would meet the requirements for a density of up to 3 du/ac.
3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, especially with the extension of sewer to this site.

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:** 4/12/2007  
**Details of MPC action:** APPROVE PR (Planned Residential) at a density of up to 2 dwelling units per acre  
**Summary of MPC action:** APPROVE PR (Planned Residential) at a density of up to 2 dwelling units per acre  
**Date of MPC Approval:** 4/12/2007 **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:** 5/29/2007 **Date of Legislative Action, Second Reading:** 8/25/2008  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** Postponed **Disposition of Case, Second Reading:** Denied (Withdrawn)  
**If "Other":** Postponed 5/29, 7/23,, August2007-April2008, 7/28/08 **If "Other":**  
**Amendments:** **Amendments:**  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**