

# 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-R-03-RZ                      **Related File Number:**  
**Application Filed:** 3/10/2003              **Date of Revision:**  
**Applicant:** EDMUNDO SUMARRIVA  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Gilbert Dr., northeast of Twin Hill Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 148                      **Jurisdiction:** County  
**Size of Tract:** 8.47 acres  
**Accessibility:** Access is via Gilbert Dr., a local street with 60' of right of way and 21' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** One single family dwelling and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family subdivision                      **Density:** 1-5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under RA, PR and Agricultural zoning.

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

**Street:** 11333 Gilbert Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**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 to 5 du/ac).

Staff Recomm. (Full): PR zoning limited to 1 to 3 du/ac allows residential development at a comparable density to surrounding subdivisions and will require MPC approval of a site plan prior to any building permits being issued.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. PR zoning limited to 1 to 3 du/ac is appropriate for development of this sloped site, which also has a blue line stream running through it. MPC approval of a site plan to address these issues will be required prior to any building permits being issued.  
2. Staff is recommending approval of a density of 1 to 3 du/ac, rather than the requested 1 to 5 du/ac. The recommended density is more comparable with the density of the surrounding subdivisions.  
3. The subject property is surrounded on all sides by residential subdivisions. PR zoning will allow the subdivision of the property at a density comparable to surrounding development.

THE EFFECTS OF THE PROPOSAL

- 1. The applicant has provided staff a possible preliminary plan for development of the property (attached). The plan shows an initial development of 11 lots on about half the site. The recommended zoning and density will allow up to 25 lots on this 8.47 acre site. This will have a minimal impact on schools.
- 2. The impact to the street will also be minimal. Gilbert Drive has a pavement width of 21 feet, which is adequate to serve this development. The subject property is located at a bend in Gilbert Drive, limiting sight distance at certain locations. The preliminary plan shows the access street located at the bend of the street, where the required 300 feet of sight distance can be obtained. However, lot 1, which appears to have access only to Gilbert Dr., may not be able to get the sight distance. Sight distance will have to be certified in future MPC review.
- 3. Water and sewer utilities are available to serve this site.
- 4. The recommended zoning is consistent with the scale and intensity of the surrounding development and zoning pattern.
- 5. A concept plan and use on review approval will be required by MPC before any development of this property occurs. At that time, issues such as grading, drainage, sight distance and lot layout can be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes low density residential uses for this site, consistent with the requested zoning.
- 2. PR zoning is the most appropriate zoning available for development of this property, as it will require site plan approval by MPC prior to development.
- 3. Staff anticipates that future requests for PR zoning could be forthcoming as this area is designated Planned Growth by the Knoxville/Knox County Growth Policy Plan and proposed for low density residential use by the sector plan.

MPC Action: Approved

MPC Meeting Date: 4/10/2003

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: 4/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** County Commission

**Date of Legislative Action:** 5/27/2003

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 6/23/2003

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**