

# 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-W-05-RZ                      **Related File Number:**  
**Application Filed:** 3/28/2005              **Date of Revision:**  
**Applicant:** GREG SMITH  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast of Nubbin Ridge Rd., southeast of Sanford Day Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 67, 68.01                      **Jurisdiction:** County  
**Size of Tract:** 2 acres  
**Accessibility:** Access is through the adjacent property from Nubbin Ridge Rd., a major collector street with 19' of pavement width within 60' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential                      **Density:** 4 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with low density residential development under A, RA and PR zoning.

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

**Street:** 8244 Nubbin Ridge Rd  
**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 three sides.  
**History of Zoning:** MPC approved PR zoning at 1-4 du/ac on the adjacent parcel on 2/10/05 (2-N-05-RZ). County Commission approved on 3/28/05.

### 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 4 du/ac.

Staff Recomm. (Full):

PR is an extension of zoning from three sides of the subject property and will allow this property to be included in the development plans on the adjacent property, previously approved for PR zoning. The sector plan proposes low density residential uses for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Other properties in this area are developed with low density residential uses under A, PR and RA zoning.
3. PR at the recommended density is a logical extension of zoning and density from three sides and will allow this site to be included in development plans for the adjacent property.
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 this site.
2. At the recommended acreage and density, up to 8 additional dwelling units could be proposed for the overall development. The development of single family detached dwellings would add approximately 80 vehicle trips per day to the street system and about 7 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.
4. 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 Southwest County Sector Plan proposes low density residential uses 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: 4/14/2005

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 4 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

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**