

# 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:** 5-A-11-RZ                      **Related File Number:**  
**Application Filed:** 3/15/2011              **Date of Revision:**  
**Applicant:** BRYAN E. TESTERMAN

### PROPERTY INFORMATION

**General Location:** Southeast side Nubbin Ridge Rd., southwest of Tranquilla Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 F B 016                      **Jurisdiction:** County  
**Size of Tract:** 26.67 acres  
**Accessibility:** Access is via Nubbin Ridge Rd., a major collector street with 17' of pavement width within 65' of right-of-way. Access can also be obtained from two local stub-out streets in adjacent subdivisions. Queensbury Dr. has 25' of pavement width within 50' of right-of-way and Galewood Rd. has 26' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 5 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**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:** 1111 Hampson Ln  
**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:** Yes, extension of PR zoning and density from the west  
**History of Zoning:** None noted for this site. Property to west was rezoned PR in 2005 (8-E-05-RZ) and a plan was approved by MPC in January (1-SB-11-C).

### 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.):** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.

**Staff Recomm. (Full):** The proposed PR zoning and density is compatible with surrounding development and zoning, is consistent with the LDR plan designation, and will allow up to 133 dwelling units to be proposed for the site. The site is not constrained by steep slopes, or other environmental factors, and is located along a major collector street, so it is an appropriate location for the requested density. The PR zoning will require development plan approval by MPC prior to construction.

**Comments:** NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:  
1. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.  
2. The surrounding area is developed with low density residential uses, under mainly RA and PR zoning. PR zoning, at the proposed density of 5 du/ac, is compatible with the scale and intensity of the surrounding development and zoning pattern.  
3. The site is appropriate to be developed under PR zoning. The site does not have significant slope or other environmental constraints. The site is not designated for slope protection by the sector plan and has very little area of 15-25% or greater than 25% slopes. The vast majority of the site has slopes of less than 15%.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water and sewer utilities are available in the area, but may need to be extended to serve this site.
2. At the requested density of up to 5 du/ac on the 26.67 acres reported, up to 133 dwelling units could be proposed for the site. Developed with the proposed detached residential units, this would add approximately 1348 trips to the street system and about 55 children to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Upon site visit, staff had concerns about sight distance from the development access point to Nubbin Ridge Rd., as the street turns to the south, just west of the site, limiting visibility. Upon staff's request, the engineer provided the attached written response to address the sight distance concern. Final development plans will need to include any improvements to improve the situation and must certify that the required sight distance is available from the proposed subdivision access drive along Nubbin Ridge Rd.
5. During development plan review, staff is likely to recommend that the development provide street connections to one or both of the adjacent stub streets, Queensbury Dr., and Galewood Rd., in

addition to Nubbin Ridge Rd. The site is located within one mile of Rocky Hill Elementary School, in the Parental Responsibility Zone, where sidewalks will be required within the development.

6. The approval of this zoning request will allow the applicant to submit a development plan with up to 133 dwelling units for MPC's consideration. The applicant has submitted plans for consideration at the June 9, 2011 meeting (6-SA-11-C/6-B-11-UR). These plans propose 98 dwelling units (3.67 du/ac), with no sidewalks and sole access to Nubbin Ridge Rd.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan proposes low density residential uses for this property, consistent with PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

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.

**Action:** Approved

**Meeting Date:** 5/12/2011

#### Details of Action:

**Summary of Action:** RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) zoning at a density up to 5 dwelling units per acre

**Date of Approval:** 5/12/2011

**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:** 6/27/2011

**Date of Legislative Action, Second Reading:** 7/25/2011

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Postponed

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**