

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-E-06-RZ                      **Related File Number:**  
**Application Filed:** 3/27/2006              **Date of Revision:**  
**Applicant:** UNDERWOOD BROTHERS PROPERTIES, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Andrew Johnson Hwy., southeast side N. Ruggles Ferry Pike, north of Asheville Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 63 003    **Jurisdiction:** County  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Andrew Johnson Hwy., a median divided, four lane major arterial street, and Ruggles Ferry Pike, a two lane major collector street with 20' of pavement within a 40' right-of-way..

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Townhouses    **Density:** 5 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR, PDA & STPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within a residential area that has occurred under Agricultural zoning, with some scattered commercial development interspersed along Andrew Johnson Hwy. within CA and SC zones.

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

**Street:** 435 Andrew Johnson Hwy  
**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:** 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:** Ken Pruitt

**Staff Recomm. (Abbr.):** APPROVE PR (Planned Residential) zoning.  
APPROVE a density up to 5 dwellings per acre

**Staff Recomm. (Full):** PR zoning at up to 5 du/ac. is compatible with surrounding development and with the sector plan proposal of low density residential and planned development of this site.

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

1. Other properties in the immediate area are developed with residential uses under A, PR, RA zoning.
2. PR zoning at up to 5 du/ac is more intense, but compatible with the scale and intensity of the surrounding residential development and zoning pattern and is consistent with the sector plan proposal for the property.
3. The property is accessed from Andrew Johnson Hwy and Ruggles Ferry Pike, which are classified as a major arterial and major collector street, respectively, on the major road plan.
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 the site.
2. At the requested density, up to 20 dwelling units could be proposed on the subject property. The development of the proposed attached single family dwellings would add approximately 200 vehicle trips per day to the street system and about 10 children under the age of 18 to the school system.
3. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes low density residential and PDA Planned Development Area uses for the site, consistent with this 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 PR zoning in this area in the future on properties which are designated for low density residential uses by the sector plan.

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:** 5/11/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

**Date of MPC Approval:** 5/11/2006

**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:** 6/26/2006

**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:**