

# 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-G-04-RZ                      **Related File Number:**  
**Application Filed:** 4/7/2004              **Date of Revision:**  
**Applicant:** LEXINGTON-SIMMONS, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Loves Creek Rd., southeast of Millertown Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 60 8.01 & 15                      **Jurisdiction:** City & County  
**Size of Tract:** 118 acres  
**Accessibility:** Access is via Loves Creek Rd., a major collector street with 22' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 3 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This vacant, rolling site is surrounded by urban development that includes single family housing, townhouses and commercial development within R-1, RB, A, and C-6 zones.

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

**Street:** 2114 Loves Creek Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), RB (General Residential) and A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) and RP-1 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned PR in recent years.

### 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 and RP-1(Planned Residential) zoning.  
APPROVE a density of 1 to 3 dwellings per acre.

Staff Recomm. (Full): PR and RP-1 zoning at 1 to 3 dwellings per acre is consistent with surrounding development and zoning. The sector plan proposes low density residential use for this site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The PR and RP-1 zoning at a density at 1 to 3 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.  
2. PR and RP-1 zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, lot layout and other development concerns can be addressed.  
3. The PR and RP-1 zoning will allow development similar to surrounding residential uses that include large lot residential uses and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposed zoning would allow the property to be developed with a maximum of 354 dwelling units. Approximately 3540 new vehicle trips would be generated and approximately 566 school-aged children would be added to the school system.
- 3. The PR and RP-1 zoning and 1-3 du/ac density would impact surrounding properties, but it is compatible with the scale and intensity of other development and zoning in the area.
- 4. The at-grade railroad crossing from this site to Love Creek Rd. is problematic for residential subdivision development and should not be approved as a means of access to any residential development. However, an alternative means of access to Millertown Pike from this site is being pursued by the applicant. This access may require realignment of Old Millertown Pike with Millertown Pike to function safely. A traffic impact study will be required as part of the concept subdivision/use on review process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The PR and RP-1 zoning at a density at 1 to 3 du/ac is consistent with the Northeast County Sector Plan proposal of low density residential uses.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. This proposal could lead to similar requests for surrounding properties in the future, consistent with the sector plan designation in the area.

If approved, this item will be forwarded to Knox County Commission for final action on June 28, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

If approved, this item will be forwarded to Knoxville City Council for action on June 8 and 22, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action: Approved

MPC Meeting Date: 5/13/2004

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:** 5/13/2004

**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:** 6/28/2004

**Date of Legislative Action, Second Reading:** 11/23/2004

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved by County

**Disposition of Case, Second Reading:** Denied  
(Withdrawn) by City

**If "Other":**

**If "Other":** Postponed

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**