

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-H-07-RZ                      **Related File Number:**  
**Application Filed:** 3/30/2007              **Date of Revision:**  
**Applicant:** PRESTON A. FORD

### PROPERTY INFORMATION

**General Location:** Southeast side Keller Bend Rd., southwest of Tedford Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 155 025,02501&02502                      **Jurisdiction:** County  
**Size of Tract:** 11.03 acres  
**Accessibility:** Access is via Keller Bend Rd., a local street with 20-21' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential development                      **Density:** 3 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Low Density Residential and Slope Protection  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with rural to low density residential uses under A and PR zoning.

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

**Street:**  
**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:

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 up to 3 du/ac.

Staff Recomm. (Full):

PR zoning at the recommended density is consistent with the sector plan, meets Growth Policy Plan requirements and requires development plan review and approval by MPC.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The site does not have slope constraints, is located on a street with 20' of pavement width and sufficient sight distance, has utilities in place, and is located about two-thirds of a mile south of S. Northshore Dr., a major arterial street.
2. The recommended zoning and density of 3 du/ac is consistent with the current sector plan and meets Growth Policy Plan requirements for approval of up to 3 du/ac in the Rural Area.
3. PR zoning requires use on review development approval from MPC, which is preferable to the current A zoning, which requires no such approval.
4. Other properties in the area are developed with agricultural, rural and some low density residential uses under A and PR zoning.

THE EFFECTS OF THE PROPOSAL

1. The applicant has provided the attached letter from First Knox Utility District that indicates that water and sanitary sewer service may be provided to the site.
2. The requested density of 3 du/ac would allow for a maximum of 33 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 330 vehicle trips per day to the street system and would add approximately 21 new school age children to the school system.
3. Adequate sight distance appears to be available on Keller Bend Rd. but will need to be certified on the development plans. Keller Bend Rd., leading back to the Planned Growth Area to the north has at least 20' of pavement width, sufficient for this size development, meeting the Growth Policy Plan requirements for traffic analysis.
4. The recommendation 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 and slope protection for the site, consistent with the recommended density of 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The request meets all Growth Policy Plan requirements for approval of PR at up to 3 du/ac, because the site is contiguous with the Planned Growth Area, located to the northwest, on the opposite side of Keller Bend Rd.
3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, consistent with the LDR proposal on other properties in 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.

MPC Action:

Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of up to 3 dwelling units per acre

Date of MPC Approval:

5/10/2007

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:** 6/25/2007

**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:**