

# 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-N-04-RZ                      **Related File Number:**  
**Application Filed:** 4/12/2004              **Date of Revision:**  
**Applicant:** ARTHUR E. WAYLAND  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East and west sides Stanley Rd., southwest of Clinton Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 66 113                      **Jurisdiction:** County  
**Size of Tract:** 31.45 acres  
**Accessibility:** Access is via Stanley Rd., a local street with 40' of right of way and 18' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under A, RB 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) and CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of PR from the east.  
**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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 5 du/ac.

Staff Recomm. (Full): PR at up to 5 du/ac is a logical extension of zoning from the east and is compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. PR zoning at the recommended density is compatible with the surrounding development in the area.  
2. PR is a logical extension of zoning from the east.  
3. PR zoning requires development plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available to serve the site.  
2. At the recommended density, up to 157 dwelling units could be proposed on the subject property, which, if developed with single family detached dwellings, could generate up to 1570 additional vehicle trips per day and could add up to 111 children under the age of 18 to the school system.  
3. If more than 75 lots are proposed, a traffic study will be required as part of the use on review / concept plan submittal.  
4. The proposed zoning and density would have a minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area. Property to the north is zoned RB and developed with a mobile home park.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The recently updated Northwest County Sector Plan proposes low density residential uses for this site.  
2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.  
3. There may be future requests for low density residential zoning in this area, consistent with the Planned Growth designation and low density residential sector plan proposal.

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 the County.

MPC Action: Approved MPC Meeting Date: 5/13/2004

Details of MPC action: APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 3 du/ac.

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

**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:**