

# 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-06-RZ                      **Related File Number:** 5-H-06-SP  
**Application Filed:** 4/10/2006              **Date of Revision:**  
**Applicant:** CORNERSTONE DEVELOPMENT, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Hardin Valley Rd., northeast of E. Gallaher Ferry Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 116 067.06                      **Jurisdiction:** County  
**Size of Tract:** 27.23 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 3 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

### 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:**  
**History of Zoning:**

### 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 up to 2 du/ac. (Applicant requested up to 3 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is compatible with the surrounding zoning pattern and is consistent with the policies of the Growth Policy Plan for the Rural Area. The recommended amendment to the sector plan to low density residential would permit consideration of PR zoning at a density of either 2 or 3 du/ac. The recommended density of 2 du/ac, however, is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this property, which is not contiguous with the Planned Growth Area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. PR zoning at the recommended density is similar in intensity to the adjacent PR zoned property to the west, which was rezoned in July, 2005.  
2. PR zoning at up to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.  
3. PR zoning will require MPC concept plan and 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. It will also identify the types of residential units that may be constructed.

### THE EFFECTS OF THE PROPOSAL

1. Public water is available at the site. Sewer utilities are available in the area to serve the site, but will need to be extended to this property.
2. At the staff's recommended density, up to 54 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 540 vehicle trips per day to the street system and about 38 children under the age of 18 to the school system. At the applicant's requested density, up to 81 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 810 vehicle trips per day to the street system and about 57 children under the age of 18 to the school system.
3. Both Connor Creek and the proposed I-475 alignment traverse through the property's 100' wide access strip to Hardin Valley Rd. The applicant will be expected to work with TDOT, TDEC, MPC, Knox County Department of Engineering and other applicable agencies in meeting all applicable stream protection requirements for Connor Creek, as well as possibly dedicating right of way for the proposed I-475 corridor.
4. The proposal 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. With the recommended amendment to low density residential, the rezoning is consistent with the Northwest County Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The recommended zoning and density meets all requirements for rezoning within the Rural Area, but the requested density of 3 du/ac is not consistent with the policies of the Growth Policy Plan, which require that the subject property be contiguous to other property in either Planned or Urban Growth Areas. The recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this non-contiguous property. The nearest Planned Growth Area is about 1.35 miles to the northeast near Steele Rd.
3. This request may generate similar requests for low density plan designations and PR zoning in this area in the future on properties in this 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:** 5/11/2006  
**Details of MPC action:** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of up to 3 du/ac.  
**Summary of MPC action:** APPROVE PR (Planned Residential) at a density up to 3 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 **Date of Legislative Action, Second Reading:**  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** Approved **Disposition of Case, Second Reading:**  
**If "Other":** **If "Other":**  
**Amendments:** **Amendments:**  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**