

# 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-O-06-RZ                      **Related File Number:**  
**Application Filed:** 4/12/2006              **Date of Revision:**  
**Applicant:** ANDREW SMIDDY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Hickey Rd., north of Bob Gray Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 09101                      **Jurisdiction:** County  
**Size of Tract:** 12 acres  
**Accessibility:** Access is via Hickey Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family residences                      **Density:** 5 du/ac.  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This sloping wooded site is surrounded by residences and a church that have developed under A, RA and PR zones.

### 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:** Yes  
**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 (Planned Residential) zoning.  
APPROVE a density of up to 2 dwellings per acre. Applicant requests up to 5 du/ac.

Staff Recomm. (Full): PR zoning at up to 2 dwellings per acre is consistent with the surrounding development pattern and the steep slope constraints noted on this site. The sector plan proposes low density residential use and slope protection for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under RA and PR zoning.
2. PR zoning at up to 2 du/ac. is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern . Other properties zoned PR along Hickey Rd. to the northeast have developed at similar densities. However, those properties don't have the steep topography of this parcel. The attached slope analysis indicates that approximately 32% of the site has slopes greater than 25% and 48% of the site has slopes between 15% and 25%. With 80% of the property affected by moderate to steep slopes, development should be limited to no more than 2 dwelling units per acre.
3. 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. The requested 5 du/ac development would allow 60 units on this site, would generate 6000 vehicle trips per day and would add 15 school aged children to the area school system. The proposed 2 du/ac would consist of 24 dwelling units, would add approximately 240 vehicle trips per day to the street system and about 6 children under the age of 18 to the school system.
3. 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. The Northwest County Sector Plan proposes low density residential uses and slope protection for the site. Development on the steeper portions of the site will be governed by the subdivision regulations as well as policies in the sector plan for development of such areas. The developer of the property should understand that such constraints may not allow development of the property at the approved density.
2. The site is located within the Urban 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 proposed 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 will 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 density of 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 as Modified

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Approved PR up to 3.5 du/ac

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**