

# 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:** 6-E-05-RZ                      **Related File Number:**  
**Application Filed:** 5/9/2005              **Date of Revision:**  
**Applicant:** STRATFORD PARK, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Dry Gap Pike, southeast side Nature Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 M A 008, 01301                      **Jurisdiction:** County  
**Size of Tract:** 2.65 acres  
**Accessibility:** Access is via Dry Gap Pike, a major collector street with 18' of pavement width within 35' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached subdivision                      **Density:** 3 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area has been developed with residential dwellings under A, PR, R-1, RA and RB 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:** Not an extension of County PR zoning, but it is an extension of the City RP-1 zone.  
**History of Zoning:** MPC approved RP-1 zoning at 1-4 du/ac on adjacent property (parcel 125.01) on 11/10/04 (11-C-04-RZ).

### 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 3 du/ac.

**Staff Recomm. (Full):** PR zoning at the recommended density is compatible with surrounding development and is consistent with the sector plan proposal for the site.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR, R-1, RA and RB zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
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.
4. RP-1 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. A concept plan/use on review was approved by MPC on May 12, 2005 for the adjacent RP-1 property (1-SB-05-C/1-D-05-UR). The plan included 196 lots for single family detached units with an access drive to Dry Gap Pike through this property.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The subject property was included in the adjacent Stratford Park subdivision, which was approved by MPC on May 12, 2005 (1-SB-05-C/1-D-05-UR). At the recommended density, up to 7 additional dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 70 more vehicle trips per day to the street system and about 4 more 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.
4. There is a related application being considered for RP-1 zoning to the north of this property on this agenda (6-D-05-RZ).

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate residential zoning requests in this immediate area in the future, on adjacent agriculturally-zoned properties.

Upon final approval of the rezoning, the developer may 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:** 6/9/2005

**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: 6/9/2005

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:** 7/25/2005

**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:**