

# 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-F-03-RZ                      **Related File Number:** 6-D-03-SP  
**Application Filed:** 5/12/2003              **Date of Revision:**  
**Applicant:** EAGLE BEND REALTY, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Schaeffer Rd., northwest of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 PART OF 106 (MAP ON FILE)                      **Jurisdiction:** County  
**Size of Tract:** 19 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family subdivision                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth 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) / TO(Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) / TO(Technology Overlay)  
**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.): DENY PR (Planned Residential) zoning, consistent with the sector plan recommendation.

Staff Recomm. (Full): PR zoning for a residential subdivision is inappropriate at this location in the Technology Corridor. The area has potential for Technology Park development, as proposed by the Northwest County Sector Plan and the Technology Corridor Comprehensive Development Plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. Allowing this site, located in the middle of an area designated for Technology Park uses, to be developed with a residential subdivision would hinder the possibility of future Technology Park development in this area.  
2. The subject property, especially if combined with other surrounding parcels, has the potential to be developed for technology/business park or other uses consistent with the sector plan proposal.  
3. The site has some moderate to steep slopes, which raises concerns about grading for residential subdivision development. The front of the site where access to Schaeffer Road would be needed would require extensive grading to put in a public street to access the subdivision. Required grading could be accomplished more effectively if the property were combined with other surrounding parcels for a technology park development.

THE EFFECTS OF THE PROPOSAL

- 1. Public water is available at the site and sewer utilities are available in the area which could be extended to serve the development.
- 2. The applicant's requested zoning and density would allow for a maximum of 95 lots. This would add approximately 950 trips per day to Schaeffer Rd. If approved, MPC staff would require a traffic study as part of the concept plan / use on review subdivision application.
- 3. If the site were developed with 95 single family lots, it would add approximately 43 school aged children to the school system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The current Northwest County Sector Plan proposes Technology Park uses for this site. Staff is currently updating this plan, and it is expected to be considered on the August 14, 2003 MPC agenda. The current version of the plan update is showing office uses, rather than technology park, for this site. Regardless, amending the plan to a residential designation is inappropriate at this location and would be inconsistent with the sector plan.
- 2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth Area.
- 3. Because this property is located within the Technology Overlay (TO) area, the rezoning will also require a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA). The request is scheduled to be considered by TTCDA at its June 9, 2003 hearing.
- 4. As development continues in the Technology Corridor, it is expected that there will be future non-residential zoning requests in this area of Schaeffer Rd. which could be supported by staff, if consistent with the sector plan.

MPC Action: Approved

MPC Meeting Date: 6/12/2003

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)/TO (Technology Overlay) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 6/12/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** County Commission

**Date of Legislative Action:** 7/28/2003

**Date of Legislative Action, Second Reading:** 8/25/2003

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Postponed

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**