

# 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-J-02-RZ                      **Related File Number:**  
**Application Filed:** 5/13/2002              **Date of Revision:**  
**Applicant:** LBH DEVELOPERS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side Hill Rd., south of Cabbage Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 28 147                      **Jurisdiction:** County  
**Size of Tract:** 33 acres  
**Accessibility:** Access is via Hill Rd. a minor collector street with 40' of right of way and 20' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Farmland / residential  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached housing                      **Density:** 3 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under A, RA and PR zoning.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 7927 Hill Rd  
**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:** No  
**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 1-3 du/ac.

Staff Recomm. (Full): PR zoning at 1-3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The North County Sector Plan proposes low density residential use for this site.

Comments: The applicant is proposing to construct single family detached housing on this site. PR zoning requires MPC approval of a use on review and concept plan prior to development. A traffic impact study will be required as part of this review. Three hundred feet of clear sight distance will have to be certified from the access point to Hill Rd. There are locations which can achieve this sight distance, but it may require removal of trees and/or some grading of land because of a jog in Hill Rd. in front of the site. The development will also be required to include sidewalks because it is located within the parental responsibility zone (less than one mile) of Halls Elementary School.

The requested density of 1-3 du/ac will add up to 54 school-aged children to the school system and up to 990 vehicle trips for Hill Road.

MPC Action: Approved

MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-3 dwelling units per acre

Date of MPC Approval: 6/13/2002

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: 7/22/2002

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: