

# 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:** 6-W-07-RZ **Related File Number:** 6-F-07-SP  
**Application Filed:** 5/14/2007 **Date of Revision:**  
**Applicant:** HOLSTON RIVER PRESERVE, LLC.

### PROPERTY INFORMATION

**General Location:** East and west sides Arnold Ln., east of Clear Springs Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 43 012 **Jurisdiction:** County  
**Size of Tract:** 103.3 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision **Density:** 2 du/ac  
**Sector Plan:** Northeast County **Sector Plan Designation:** Ag/RR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 10620 Arnold Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) at up to 0.5 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) at up to 2 du/ac  
**Previous Requests:** Plan amendment to LDR and rezoning to PR occurred in fall of 2006 (9-F-06-RZ/9-A-06-SP).  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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.

Staff Recomm. (Full):

PR zoning at the recommended density is compatible with surrounding zoning and appropriate for this particular site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This flat site has frontage on the Holston River and is appropriate for low density residential development at the requested density.
2. The proposed PR zoning is less intense than a significant portion of the surrounding property, which is zoned Industrial. The subject property was previously designated LI and zoned Industrial prior to the 2006 sector plan amendment to A/RR and rezoning to PR (9-A-06-SP/9-F-06-RZ). All of the surrounding property remains designated for LI (Light Industrial) uses on the sector plan, despite the Agricultural zoning on some of the properties to the west along Arnold Ln.
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 utilities are available serve the site. Sewer is not currently available to the site, and will need to be extended to serve this development. The applicant has indicated to staff that KUB sanitary sewer will be extended from the nearby industrial park to serve the development.
2. At the applicant's requested density, up to 206 dwelling units could be proposed on the subject property. The development of detached residential units would add approximately 2,060 vehicle trips per day to the street system and about 91 children school aged children to the school system.
3. Arnold Ln., a local street that is slightly under a mile long leading back to major collector Clear Springs Rd., serves as the sole access to the site. It has a marginal pavement width in some sections to serve the number of residential units that could be proposed. Subdivision of this site into additional residential lots will likely require improvements to Arnold Ln. The applicant will be expected to work with MPC and Knox County Engineering staff in making any improvements to Arnold Ln., as necessary.
4. There is an historic house (circa early 1800's) and barn located on this property at the dead end of Arnold Ln. Staff would expect the applicant to preserve the structure, perhaps using it as an amenity to the development or subdividing it off into its own lot and selling it to someone interested in renovation. An HZ (Historic Overlay) zoning designation would be desirable for this structure. The on-site house was surveyed and recorded in the Historic Sites Survey of Knoxville and Knox County and in two Cultural Resource Plans (1994 being the last one) as National Register eligible. There are also documented Civil War fortifications to the south of this site, which protected the railroad crossing over the Holston River. They are not located on the subject property.
5. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized with the use on review / concept plan process. The subject property is surrounded by I (Industrial) zoning, which could be developed with uses that would have a negative impact on the proposed residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to low density residential, the rezoning request is consistent with the Northeast County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar sector plan and rezoning requests for low density residential in the future on other Industrial or Agricultural zoned 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.

**Action:** Approved **Meeting Date:** 6/14/2007  
**Details of Action:** APPROVE a density of up to 1.3 du/ac.  
**Summary of Action:** APPROVE PR (Planned Residential) at a density up to 1.3 dwelling units per acre  
**Date of Approval:** 6/14/2007 **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:** 7/23/2007 **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:**  
Approve PR(k) up to 1.3 du/ac with condition that a turn around will exist in the cul-de-sac (school bus turnaround)  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**