

# 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:** 7-E-05-RZ                      **Related File Number:**  
**Application Filed:** 5/31/2005              **Date of Revision:**  
**Applicant:** JOHN CAPPS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Hill Rd., north of Cabbage Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 28 130                      **Jurisdiction:** County  
**Size of Tract:** 18.83 acres  
**Accessibility:** Access is via Hill Rd., a minor collector street with 20' of pavement width within 50' of right of way. There are two stubs from local streets in two adjacent subdivisions which can also provide access to the site. Basenger Dr. to the north and Smoke Tree Rd. to the south are both local subdivision streets with 25' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 3 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural to low density residential uses and a large church under A, PR and RA zoning.

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

**Street:** 8100 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:**  
**Extension of Zone:** Yes, extension of PR from the north  
**History of Zoning:** None noted for this site.

### 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 a logical extension of zoning from the northeast and is compatible with surrounding development. The sector plan proposes low density residential uses for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The proposal is consistent with the sector plan designation for the site and is located within the Planned Growth Area on the Growth Policy Plan map.  
2. The proposal is a logical extension of zoning from the northeast and is compatible with the scale and intensity of the surrounding development and zoning pattern.  
3. The site does not have steep slope characteristics of greater than 25% and has minimal slopes of greater than 15%, which makes it appropriate for development at the proposed density.  
4. 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. At the requested density, up to 56 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 560 vehicle trips per day to the street system and about 36 children under the age of 18 to the school system.
3. The applicant/engineer will be proposing access to Hill Rd. and will be required to certify that the required sight distance on Hill Rd. is available at the proposed access point. MPC and Knox County Engineering staff may require connecting the development to the existing stub streets in adjacent subdivisions to the northeast and south. They are Basenger Dr. and Smoke Tree Rd.
4. 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 North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
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 requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy 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 may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 7/14/2005

**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:** 7/14/2005

**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:** 8/22/2005

**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:**