

# 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-G-03-RZ                      **Related File Number:**  
**Application Filed:** 6/9/2003              **Date of Revision:**  
**Applicant:** S & E PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Early Rd., southwest of Signal Point Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 169 25.04, 25.09                      **Jurisdiction:** County  
**Size of Tract:** 15.89 acres  
**Accessibility:** Access is via Early Rd., a local street with 18' of pavement within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 32-lot single family subdivision                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** Property in the vicinity of this site is zoned A and PR and developed with single family residences on large tracts and within subdivisions.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) @ 1-2 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) @ 1-2.02 du/ac  
**Previous Requests:** Property was rezoned from A to PR in 2002.  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PR at 1 to 2 dwellings per acre in 2002. (10-H-02-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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR at a maximum density of 2.02 units per acre (32 lots) with the same condition as the previous PR zoning of the site.

Staff Recomm. (Full): This will permit the development of a 32 lot single family subdivision on this site in a manner compatible with surrounding residential development and zoning. The sector plan was amended to show this site for low density residential use in 2002 when the property was zoned PR at 1 to 2 units per acre with the condition that the applicant file deed restrictions on the property as agreed to with area residents. (See letter attached). (10-B-02-SP)

Comments: A. NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is located on a local street and has both public water and sewer service available from First Utility District.
2. The availability of public utilities supports this site's slight increase in residential density. Additional development in the area would also be appropriate given the area's current level of public utilities.

B. EFFECTS OF THE PROPOSAL
1. This proposal would allow consideration of a maximum of 32 units on this site where urban services, including public water and sewer, are being provided. The maximum development would add approximately 320 vehicle trips per day for area roads, and add approximately 13 children to the area's school population.
2. Access is via Early Rd., a local street with a 18' to 20' pavement width.
3. A traffic analysis for a previously approved concept plan and use on review showed no road improvements will be needed for the development of this property.
4. There are some steep to moderate slopes on portions of the property that will need to be addressed with the submission of a development plan for the property.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS
1. The Growth Policy Plan allows consideration of PR zoning at up to 3 dwellings per acre where urban services are available, and the development will not unreasonably impact traffic flow from the subject site through the Planned Growth Area.
2. The Southwest County Sector Plan supports agricultural/rural residential development for this site where urban services, such as adequate roads and utilities, are provided.

MPC Action: Approved MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: APPROVE PR at a maximum density of 2.02 units per acre (32 lots) with the same condition as the previous PR zoning

Date of MPC Approval: 7/10/2003 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: 8/25/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**