

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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w w w • k n o x m p c • o r g

**File Number:** 8-C-07-RZ      **Related File Number:** 8-A-07-SP  
**Application Filed:** 6/22/2007      **Date of Revision:**  
**Applicant:** MICHAEL C. RHODES

### PROPERTY INFORMATION

**General Location:** South and east sides Stonecress Ln., south of W. Ford Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 136 141      **Jurisdiction:** County  
**Size of Tract:** 51.5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision      **Density:** 2 du/ac  
**Sector Plan:** South County      **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Rural 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)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**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:

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 1 du/ac, consistent with current sector plan designation. (Applicant requested 2 du/ac.)

Staff Recomm. (Full):

PR zoning is a preferable zone to Agricultural for development of this site, because of the requirement for use on review development plan approval. The recommended density gives the applicant reasonable use of the site, consistent with the number of total units that could be permitted under the current zoning, but will allow the units to be clustered on the less steep portions of the site, preserving the steep slope areas.

Comments:

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding residential development and zoning pattern and is consistent with the current sector plan proposal for the site.
2. The recommended lesser density reduces the impact on surrounding land uses and takes into account the steep slopes in portions of the site, allowing for a more compatible development and preservation of the steep slope areas.
3. The sole access to the site would be from Stonecress Ln., which has an inadequate pavement width of 13-15 feet. Additionally, Magazine Rd. and W. Ford Valley Rd. to the north, which lead to Stonecress Ln., also have marginal pavement widths of approximately 17 feet each.
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 staff's recommended density, up to 51 dwelling units could be proposed on the subject property. The development of detached dwellings would add approximately 558 vehicle trips per day to the street system and about 19 school aged children to the school system. At the applicant's requested density, up to 103 dwelling units could be proposed on the subject property. The development of detached dwellings would add approximately 1,065 vehicle trips per day to the street system and about 39 school aged children to the school system.
3. Based on the attached slope analysis, about 55.5% of the site has slopes of 25% or greater. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. Any site plan submitted for review must show development that respects the steep slopes.
4. The pavement width of Stonecress Ln. is inadequate to provide access to this proposed development, regardless of the density. The applicant will be expected to work with Knox County Engineering and MPC staff in making improvements to Stonecress Ln., which will likely include widening.
5. The recommended zoning and density 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 South County Sector Plan proposes agricultural and rural residential uses and slope protection for the site, consistent with the staff's recommended PR zoning and density.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Growth Policy Plan policies, applied to this site, would not allow a density of more than 2 du/ac.
3. If approved at the requested density, this request may generate similar requests for low density residential zoning and densities in the future on surrounding Agricultural zoned properties.

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:** 9/13/2007

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density up to 1 dwelling unit per acre

**Date of MPC Approval:** 9/13/2007

**Date of Denial:**

**Postponements:** 8/9/07

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 10/22/2007

**Date of Legislative Action, Second Reading:** 12/17/2007

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Postponed

**Disposition of Case, Second Reading:** Denied (Withdrawn)

**If "Other":** 11/19/2007 postponed

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**