

# 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:** 8-F-03-RZ                      **Related File Number:**  
**Application Filed:** 7/15/2003              **Date of Revision:**  
**Applicant:** JOHN HUBER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Woody Dr., west of Bent Tree Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 143 40,81,85    **OTHER:** AND SOUTHERN PORTION OF 8    **Jurisdiction:** County  
**Size of Tract:** 4.4 acres  
**Accessibility:** Access is via Woody Dr., a minor collector street with 19' to 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family attached and detached housing                      **Density:** 5 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is surrounded by low density residential development that has occurred under RA, PR and A zones.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential) and A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** RA zoning was approved in 2001. (8-S-01-RZ)  
**Extension of Zone:** Yes  
**History of Zoning:** The RA portion of the site was rezoned in 2001. (8-S-01-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 (Planned Residential) zoning.  
APPROVE a density of 1 to 4 dwellings per acre (Applicant requested 1-5 dwellings per acre.)

Staff Recomm. (Full): PR zoning at 1 to 4 dwellings per acre is consistent with surrounding residential zoning and uses. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. PR zoning at a density of 1-4 du/ac is compatible with the low density development of this area that includes several subdivisions as well as older single family housing on larger lots. Other PR zoning in the area is at 1 to 4 du/ac.  
2. The site is currently zoned A, and RA which would allow 1 to 4 units per acre.  
3. The topography of the site is suitable for residential development at up to 5 units per acre.

THE EFFECTS OF THE PROPOSAL  
1. The recommended 1-4 du/ac will allow up to 17 dwelling units to be developed on the property. This will add approximately 7 school aged children to the school system.  
2. The recommended density would add approximately 170 vehicle trips per day to the street system. Woody Dr. should be adequate to handle the additional traffic.  
3. Public water and sewer can be provided to the development from First Utility District.  
4. The requested PR zoning requires MPC site plan approval where the effects of the development on adjacent properties, such as traffic and drainage, will be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The Southwest County Sector Plan recommends Low Density Residential, which is consistent with the recommended zoning and density.  
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth.

MPC Action: Approved MPC Meeting Date: 8/14/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval: 8/14/2003 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: 9/22/2003 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: