

# 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:** 9-A-04-RZ                      **Related File Number:**  
**Application Filed:** 8/6/2004              **Date of Revision:**  
**Applicant:** WORLEY BUILDERS, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast end of Lexi Landing Rd., northeast of Cate Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 66 99.02                      **Jurisdiction:** County  
**Size of Tract:** 8.19 acres  
**Accessibility:** Access will be by extension of the local street system from the adjoining subdivision via a 26' paved street within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential subdivision                      **Density:** 4 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with single family residential uses under PR and A zoning. New residential development is occurring on the property to the west, under PR zoning.

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

**Street:** 6315 Cate 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:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but MPC approved PR at 3.5 du/ac for adjacent property on 4/10/03 (4-T-03-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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 3.5 du/ac. (Applicant requested 1-4 du/ac.)

Staff Recomm. (Full): PR at the recommended density is a logical extension of zoning and density from the west, and will allow the developing subdivision to the west to be extended east with development compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. Other properties in the immediate area are developed with residential uses under Agricultural and PR zoning.  
2. PR zoning at 1 to 3.5 du/ac is more compatible with the scale and intensity of the surrounding development and zoning pattern and is the same zoning and density as that which is shown on the property to the west.  
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 and sewer utilities are available to serve the site.
2. At the recommended density, up to 28 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 280 vehicle trips per day to the street system and about 19 children under the age of 18 to the school system. At the requested density of up to 4 du/ac, up to 32 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 320 vehicle trips per day to the street system and about 22 children under the age of 18 to the school system.
3. A traffic study was submitted with the approved Lexi Landing subdivision to the west. The traffic study will have to be updated and submitted along with the development plans for the subject property.
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 Northwest 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.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review prior to the property's development. The concept plan/use on review 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, depending upon the property's slope and drainage features.

MPC Action: Approved

MPC Meeting Date: 9/9/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3.5 dwelling units per acre

Date of MPC Approval: 9/9/2004

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:** 10/25/2004

**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:**