# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 9-F-06-RZ Related File Number: 9-A-06-SP

**Application Filed:** 8/4/2006 **Date of Revision:** 

Applicant: HOLSTON RIVER PRESERVE, LLC

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

# PROPERTY INFORMATION

General Location: East and west sides Arnold Ln., east of Clear Springs Rd.

Other Parcel Info.:

Tax ID Number: 43 012 Jurisdiction: County

Size of Tract: 103.3 acres

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

**Surrounding Land Use:** 

Proposed Use: Residential Density:

Sector Plan: Northeast County Sector Plan Designation: Light Industrial

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street: 10620 Arnold Ln

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: I (Industrial)

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:** 

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# 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 up to 0.5 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is compatible with surrounding agricultural and rural residential

land uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This flat, vacant site has frontage on the Holston River and is appropriate for rural residential development.

2. The applicant wishes to develop a residential subdivision that includes clustered residential development along the river and periphery of the site, open space in the middle and various amenities around the site. (See attached site plan.) The current Industrial zoning does not allow residential uses.

3. The proposal is compatible with the surrounding land uses and zoning pattern.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water utilities are available serve the site. Sewer is not currently available to the site.
- 2. At the applicant's requested density, up to 51 dwelling units could be proposed on the subject property. The development of the proposed single family residential units would add approximately 510 vehicle trips per day to the street system and about 30 children under the age of 18 to the school system.
- 3. Subdivision of this site into additional residential lots may require improvements to Arnold Ln. The applicant will be expected to work with MPC and Knox County Engineering staff in making any improvements to Arnold Ln., if necessary.
- 4. There is an historic house (circa early 1800's) and barn located on this property at the dead end of Arnold Ln. Staff would expect the applicant to preserve the structure, perhaps using it as an amenity to the development or subdividing it off into its own lot and selling it to someone interested in renovation. An HZ (Historic Overlay) zoning designation would be desirable for this structure. The on-site house was surveyed and recorded in the Historic Sites Survey of Knoxville and Knox County and in two Cultural Resource Plans (1994 being the last one) as National Register eligible. There are also documented Civil War fortifications to the south of this site, which protected the railroad crossing over the Holston River. They are not located on the subject property.
- 5. The proposal is compatible with the surrounding zoning, and there will be a minimal impact on adjacent properties. The subject property is surrounded by I (Industrial) zoning, which could be developed with uses that would have a negative impact on the proposed residential use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to agricultural / rural residential, the rezoning request is consistent with the Northeast County Sector Plan.
- 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 residential in the future on other Industrial or Agricultural zoned properties in this area.

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: 9/14/2006

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**Details of MPC action:** 

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 0.5 dwelling units per acre

Date of MPC Approval: 9/14/2006 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: 10/23/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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