

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 9-M-06-RZ                      **Related File Number:**  
**Application Filed:** 8/8/2006              **Date of Revision:**  
**Applicant:** BENCHMARK ASSOCIATES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side George Williams Rd., southwest of Hidden Glen Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 8.01, 8.08, 8.11                      **Jurisdiction:** County  
**Size of Tract:** 10.93 acres  
**Accessibility:** Access is via George Williams Rd., a major collector street with 19' of pavement within a 60' right of way and Hidden Glen Ln., a local street with 26' of pavement within a 50' right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Detached dwellings                      **Density:** 5 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR and SLPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The property is located in an area that has a mix of rural and low density residential uses.

### 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:** Yes, properties to the north, east, and west are zoned PR.  
**History of Zoning:** None noted

### 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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of up to 3 dwellings per acre (Applicant requested up to 5 du/ac).

Staff Recomm. (Full): PR zoning at up to 3 dwellings per acre is consistent with the surrounding development pattern and slope constraints noted on this site. The sector plan proposes low density residential use and slope protection for this site. Staff is recommending against the applicants request for 5 du/ac due to the steep slopes, the two telecommunication towers, and the 3 existing detached dwellings located on this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under RA, PR and A zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the existing and proposed residential development pattern along George Williams Rd. and Fox Rd. The adjoining subdivision to the northeast, Hidden Glen, was approved at 4 du/ac, but has been developed at 2.8 du/ac due to slope constraints.
3. The recommended density lessens the impact on surrounding land uses and takes into account the steep slopes on portions of the site, allowing for a more compatible development and preservation of the steep slope areas.
4. There are 2 existing telecommunication towers located on the subject property (160' & 190') along with 3 existing detached dwellings, all of which are planned to remain on the property. The developer of this site will have to provide adequate setbacks around these structures.
5. 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 EFFECT 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 33 dwelling units could be proposed on the subject property. This density would add approximately 330 vehicle trips per day to the street system and about 9 school aged children to area schools. The requested 5 du/ac would allow approximately 54 units on this site, would generate 540 vehicle trips per day and would add approximately 14 school aged children to area schools.
3. Based on the attached slope analysis, about 11.55% 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.
4. The applicant will be required to build around 2 existing telecommunication towers and 3 existing detached dwellings. According to the Knox County Zoning Ordinance, all telecommunication towers shall be setback from any dwelling unit located on properties zoned PR a minimum distance equal to 110% of the height of the tower. As a result of these setback requirements, approximately 210' around the base of the towers will be unusable for development, unless a variance is granted by the Knox County Board of Zoning Appeals. Since the recommended PR zoning would allow the applicant the opportunity to use these unbuildable areas in their density calculations and transfer those densities elsewhere on the property, staff is recommending a reduced density of up to 3 du/ac.
5. The recommended zoning and density are compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/final plat process.

### CONFORMITY OF THE PROPOSAL ON ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses and slope protection for

the site.

2. The developer of the property should understand that the existing slope constraints may not allow development of the property at the approved density.
3. In addition to the slope constraints, the developer will be required to be setback approximately 210' off the two existing telecommunication towers located in the center of the property. The developer should also be aware that these issues may not allow the development of the property at the approved density.
4. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
5. This request may generate similar requests for PR zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a use on review (concept plan if proposed detached units) 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 will also be required at this stage, if deemed necessary of Knox County Engineering and MPC staff.

**MPC Action:** Approved **MPC Meeting Date:** 9/14/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density up to 3 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:** 11/20/2006

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** Approved as Modified **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

Approved PR up to 2.5 du/ac

**Date of Legislative Appeal:** **Effective Date of Ordinance:**