



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 8-E-06-RZ  
8-G-06-SP

**AGENDA ITEM #:** 82  
**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** S & E PROPERTIES  
OWNER(S):

TAX ID NUMBER: 129 164 141 082  
JURISDICTION: Commission District 6

▶ **LOCATION:** Northeast side Everett Rd., north side I-40/75

▶ **TRACT INFORMATION:** 70 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Everett Rd., a major collector street with 20' of pavement within a 50' right-of-way

UTILITIES: Water Source: First Knox Utility District  
Sewer Source: First Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** Rural Residential and SLPA (Slope Protection Area) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and SLPA (Slope Protection Area) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single family subdivision

**DENSITY PROPOSED:** 2 du/ac.

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: Creek and vacant land/ F and A Agricultural  
South: I-40/75 Right-of-way/ Town of Farragut/ NZ  
East: Residences and vacant land / RR/A Agricultural  
West: Residences and vacant land / RR/A Agricultural

NEIGHBORHOOD CONTEXT: Property north of I-40/75 in this area is sparsely developed and zoned A and F.

**STAFF RECOMMENDATION:**

▶ **DENY LDR (Low Density Residential) designation**

This site is unsuitable for low density development due to 25 percent, or greater, slopes over half the site. The sector plan proposes rural residential use for this site.

► **APPROVE PR (Planned Residential) zoning**  
**APPROVE a density of one dwelling per acre**

PR zoning will allow residential development of the site at 1 dwelling per acre or less, which is consistent with the physical constraints of the property and would be compatible with other residential uses noted in the area.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the recommended density is similar in intensity to the current A zoning of the property, but PR is preferable because of the flexibility it allows in lot sizes and subdivision design, as well as the required use on review approval of development plans by MPC.
2. PR zoning at up to 1 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. This site has access to Everett Rd. just north of its underpass with I-40/75
3. PR zoning will require MPC concept plan and 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. It will also identify the types of residential units that may be constructed.

**THE EFFECTS OF THE PROPOSAL**

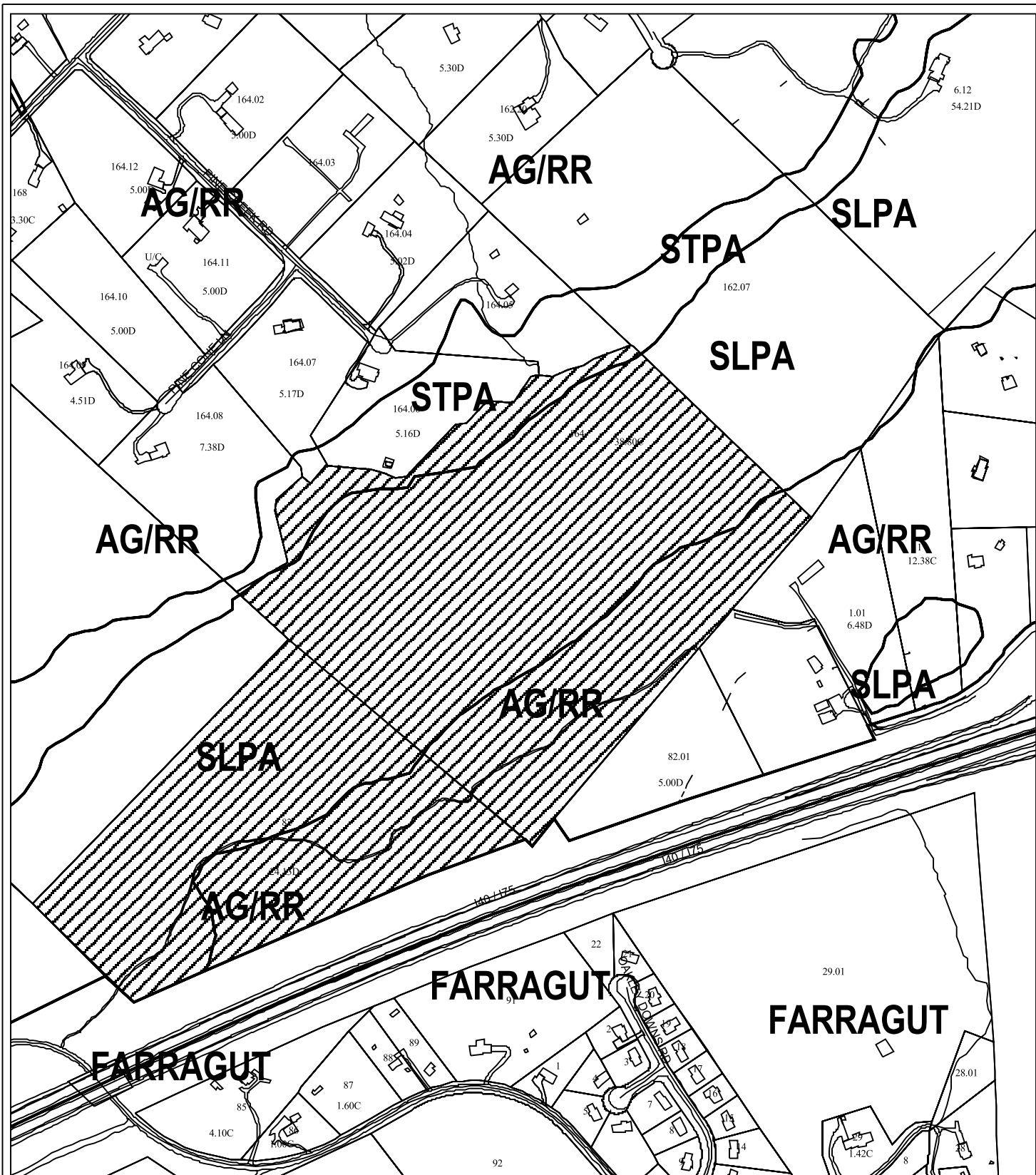
1. Public water and sewer utilities are available in the area to serve the site, but will need to be extended to this property. The applicant has stated that he has spoken with West Knox Utility District and that sewer utilities can be extended to this site at the developer's expense.
2. At the staff's recommended density, up to 70 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 700 vehicle trips per day to the street system and about 50 children under the age of 18 to the school system. At the applicant's requested density, up to 140 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,400 vehicle trips per day to the street system and about 99 children under the age of 18 to the school system.
3. The applicant will be expected to work with MPC and the Knox County Department of Engineering in meeting all applicable stream protection requirements for Hickory Creek, which runs along the south side of 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. With the approval of the requested amendment to low density residential, the rezoning density requested would be consistent with the Northwest County Sector Plan. The staff recommendation is consistent with the adopted sector plan
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The PR zoning and recommended density meets all requirements for rezoning within the Rural Area. The requested density of 2 du/ac is greater than should be considered on a site with 50% of its area having 25 percent, or greater, slopes. (See attached slope maps and analysis.)
3. This request may generate similar requests for low density plan designations and PR zoning in this area in the future on 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.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-G-06-SP/8-E-06-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

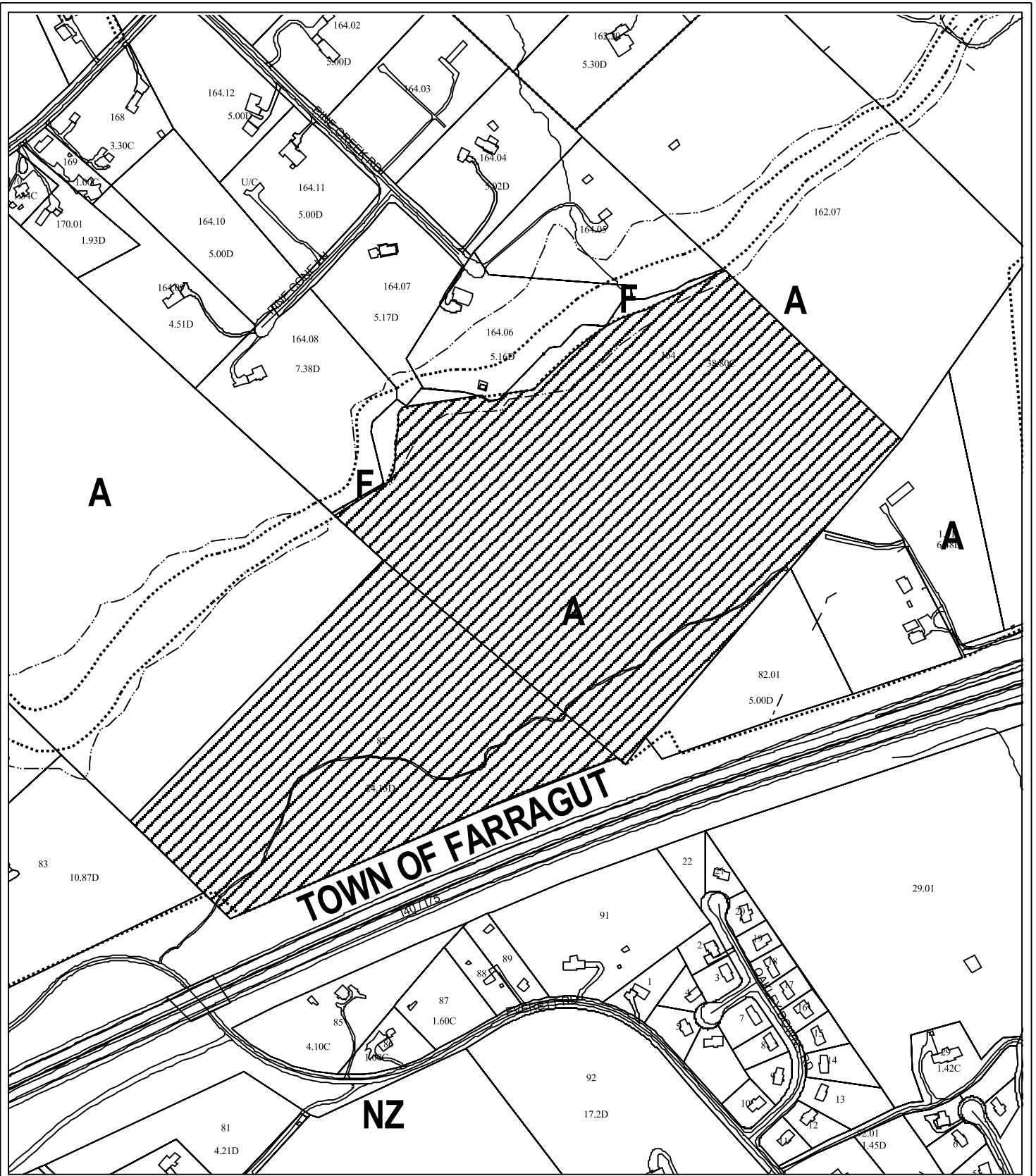
 From: Rural Residential and SLPA (Slope Protection Area)  
 To: LDR (Low Density Residential) and SLPA (Slope Protection Area)  
 Original Print Date: 07/25/06    Revised: 08/01/06  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: S & E Properties

Map No: 129

Jurisdiction: County





**8-E-06-RZ  
REZONING**

Petitioner: S & E Properties

Map No: 129

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

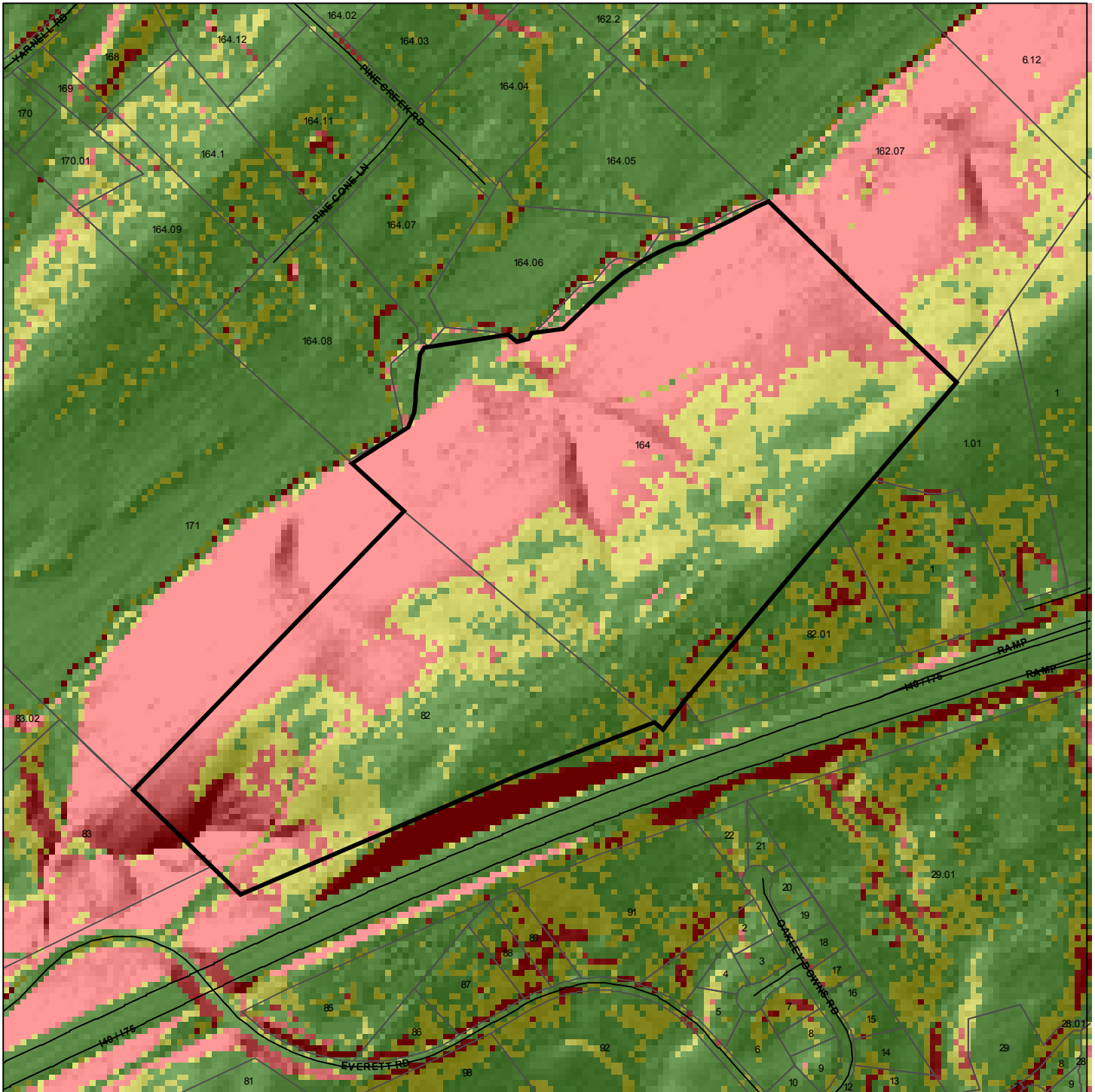
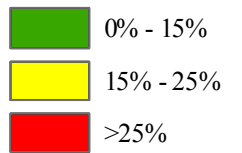
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# 8-E-06-RZ Slope Analysis

## Percent Slope



### 8-E-06-RZ REZONING

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Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	34575	19.8433	28.19%
15%-25%	2	31413	18.0286	25.62%
> 25%	3	56642	32.5080	46.19%
Total Acres			70.3799	100.00%