

▶ **FILE #:** 8-I-06-RZ

AGENDA ITEM #: 86

AGENDA DATE: 8/10/2006

▶ **APPLICANT:** **SUNDOWN PROPERTIES**

OWNER(S): MARGARET C. CAGLE

TAX ID NUMBER: 77 128, 128.01, 128.02

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northeast side Copper Ridge Rd., north of W. Emory Rd.**

▶ **APPX. SIZE OF TRACT:** **54.5 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Copper Ridge Rd., a local street with 19' to 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **PRESENT ZONING:** **A (Agricultural)**

▶ **ZONING REQUESTED:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Residence and vacant land**

▶ **PROPOSED USE:** **Detached subdivision**

DENSITY PROPOSED: **3 du/ac.**

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned PR for residential subdivision development in recent years.

SURROUNDING LAND USE AND ZONING: North: Vacant land / LDR/A Agricultural

South: Residences / LDR/ A and HZ Historic Overlay

East: Residences and vacant land / LDR/PR Residential

West: Residences /LDR /PR, HZ, and A Agricultural

NEIGHBORHOOD CONTEXT: This site is part of the Karns residential area that has developed under A,PR, and RA zones.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**

APPROVE a density up to 3 du/ac.

PR zoning up to 3 du/ac. is consistent with other zoning and development found in the area. The sector plan proposes low density residential uses for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under Agricultural, RA and PR zoning.
2. PR zoning at 1 to 3 du/ac. is compatible with the surrounding development and zoning pattern.
3. PR zoning at 1 to 3 du/ac. is consistent with the sector plan proposal for the property. A conceptual layout of the proposed subdivision is attached.

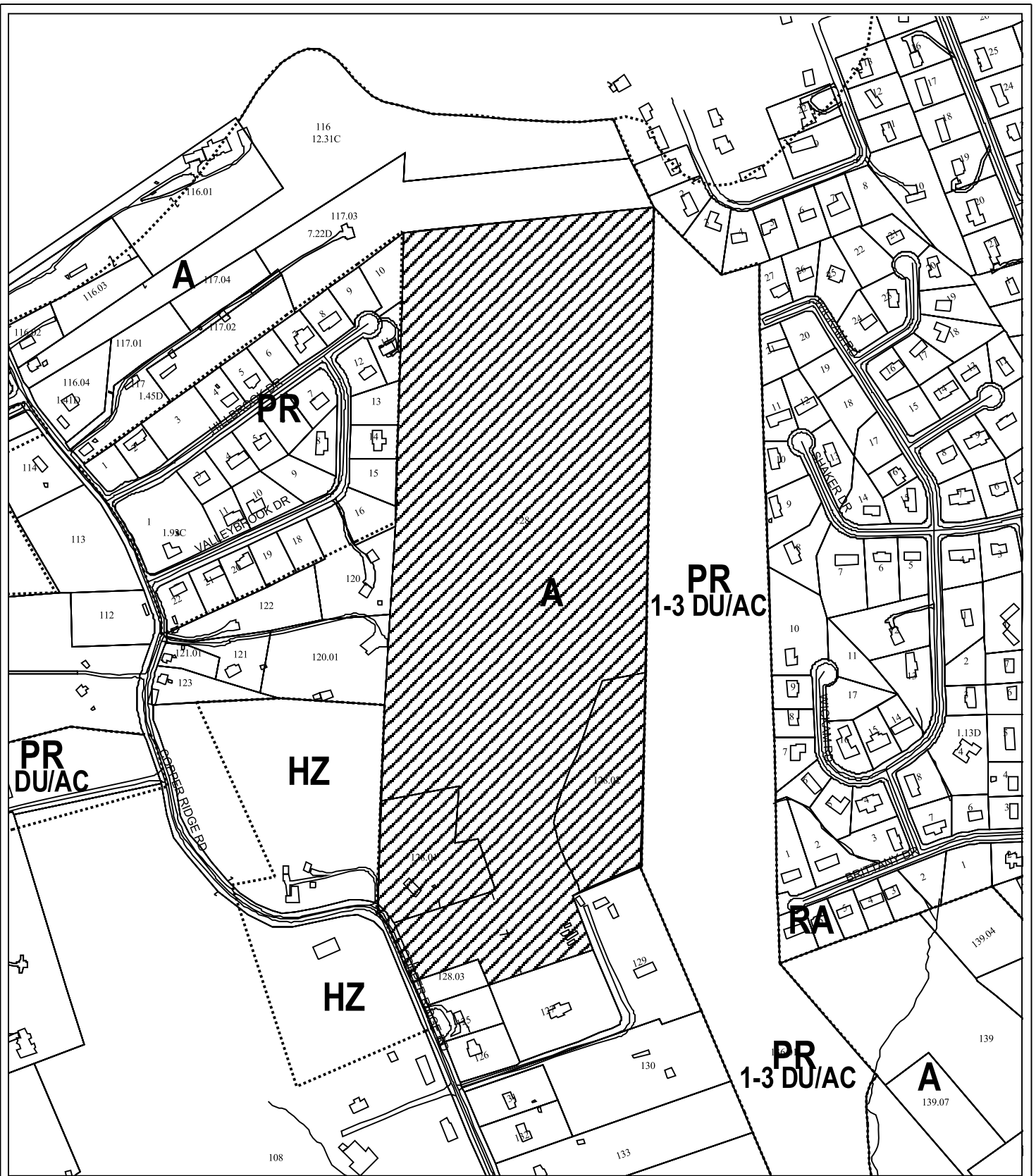
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request will add 164 residential lots, 1640 vehicle trips per day to the road system and add approximately 89 school aged children to area schools.
3. The proposed PR zoning will require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the proposal.
2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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-I-06-RZ
REZONING**



From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 07/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sundown Properties

Map No: 77

Jurisdiction: County



NOTICE OF PUBLIC HEARING

The Knoxville/Knox County Metropolitan Planning Commission will hold a public hearing on **Thursday, August 10, 2006** at 1:30 p.m. The hearing will be in the Main Assembly Room of the City/County Building, 400 Main Street, in downtown Knoxville.

The following application for development near your property will be considered at the MPC public hearing:

File Number:	8-1-06-RZ (SUNDOWN PROPERTIES)
Application Type:	REZONING
Current Zoning:	A (Agricultural)
Requested Zoning:	PR (Planned Residential)
Proposed Use:	Detached subdivision
Location:	Northeast side Copper Ridge Rd., north of W. Emory Rd.
Applicant/Rep.:	Sundown Properties (250-0750)

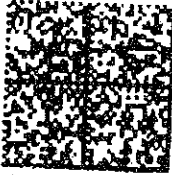
Check for automatic postponement of this item by calling 215-3830.

Questions? Call Ken Pruitt at MPC (215-2500).

14 paged

Johnnie Cannon
3719 Copper Ridge Rd.
Knoxville, TN 37931
690-1766

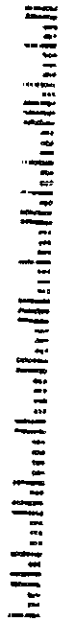
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902



02 1A
0094389674 JUL 28 2006
\$00.240
MAILED FROM ZIP CODE 37902

CONNER C R & JOHNNIE MAE
3719 COPPER RIDGE RD
KNOXVILLE, TN 37931
8-1-06-RZ

R 1 0 2



Petition to stop 8-1-06 RZ
 (Sun-down Prop)
 • AGAINST Copper Ridge Rd.
 CORDELL SHARP & DEMERIK SHARP
 3913 COPPER RIDGE RD
 KNOX TN 37931
 Joe Caldwell

Donald C. Miller
 3905 Copper Ridge Rd. 865 235 6943
 Knoxville TN 37931
 Donald C. Miller

Heather Brock
 3905 Copper Ridge Rd 865 765
 Knoxville, TN 37931 4153
 Heather Brock

Imez Gladston
 3900 Valleybrook Dr.
 Knoxville - TN - 37931

Jennifer Courter
 3935 Hillbrook Dr.
 Knoxville, TN 37931

Against

Petition to stop
File number
8-1-06-R2

Judy P...
3922 Copper Ridge Rd
37931

691-7281

Joan Smith
3909 Valleybrook Dr.
37931

694-2013

Carol Henderson
3917 Valleybrook Dr.
37931

670-9791

Dee Ann Kelly
3924 Valleybrook Dr.
KNOXVILLE, TN 37931

531-1813

Keith Wehner
3924 Hillbrook Dr
Knoxville, TN 37931

690-7257

Delm Brub
3918 Copper Ridge Rd
Knoxville TN 37931

693-0695

Against

Decision to Stop
File number
8-1-06-RZ
Copper Ridge Rd

Steven B. Chambers

3931-H. Hillbrook Dr

690-8707

Jewell O Chambers

3931 Hillbrook Dr.

Knoxville, TN 37931

(865) 690-8707

Breck + Karen Knight

865 690 2743

3919 Hillbrook Dr.

Knoxville TN 37931

Carolyn Mitcham

3915 Hillbrook Dr.

Knoxville, TN 37931

(865) 693-0028

Cynthia Conner

3800 Copper Ridge Rd

Knoxville, TN 37931

(865) 406-8069

Jeff Mitcham

3915 Hillbrook Drive

Knoxville, TN 37931

(865) 693-0028

Petition to stop
File van hick
8-1-06-R2
Copper Ridge Rd

Against

Carl Myers Sr
3924 Copper Ridge Rd 37931 691-8884

Tommy Myers
3924 Copper Ridge Rd
Knox, TN 37931 691-8884

Arthur Vance 643-3764
3912 Copper Ridge Rd
Knoxville TN 37931

Regina Vance 643-3764
3912 Copper Rd
Knoxville TN

ROBERT MILLER 690-3692
3920 VALLEYBROOK DR.
KNOXVILLE, TN. 37931

Sandra L. Comer
3720 Copper Ridge Road
Knoxville, Tennessee
37931

Against

petition to stop
file number
8-1-06RZ
Copper Ridge Rd

William Y. Corner Jr.
3720 Copper Ridge Road
Knoxville, Tennessee 37931

David Corner
3720 Copper Ridge Road
Knoxville, Tennessee 37931

Barbara Stevens
3630 Copper Ridge Road
Knoxville, TN 37931

~~Jim Stevens~~
3630 Copper Ridge Rd.
Knoxville, TN 37931

Berg Bey Marshall
3718 COPPER RIDGE RD
Knox TN 37931

Lynnda Marshall
3718 Copper Ridge Rd.
Knoxville TN 37931

Against

Petition to Stop

File #

81106 RZ

Duane Larson

3708 Copper Ridge Rd

Knoxville, TN 37931

690-3936

Stephen Brock
3918 Copper Ridge Rd
Knox, TN 37931
693-0695

Blenda Gann

4016 Copper Ridge Rd

Knoxville, TN 37931

690-4266

Mary Owens

4005 Copper Ridge Rd.

Knoxville, TN 37931

Beth Owens

4009 Copper Ridge Rd.

Knoxville, TN 37931

Against

Petition to stop
FILE #
81106 - RZ

Bart Weaver

4007 Copper Ridge Rd.

Knoxville, TN 37931

470-2574

Mary Rose

7528 Shaker Dr

Knoxville, TN 37931

Raymond McLeod

7522 SHAKERS DR.

Knoxville, TN 37931

938-5889

Susan Casado

7525 Wickham Rd

Knoxville, TN 37931

938-3218

• ¹⁰ ¹⁰
• Justine R. MacDonalef
4090 Mtn. Vista Rd

• Knoxville TN 37931

James MacDonalef

4090 Mtn Vista Rd

Knoxville, TN 37931

Bill Stanfield

4090 Mtn Vista Rd

Knoxville, TN 37931

Janet Stanfield

4090 Mtn. Vista Rd

Knoxville, TN 37931

Against
Petition to stop 81100 RZ (Sunset Prop) Copper Ridge
Tom Roach

7000 Stanford Ln 659-7052

Knoxville, TN 37918

Tom Roach

Jeff Stamper

3712 Copper Ridge Rd

Knoxville, TN 37931

~~Jeff Stamper~~

Shannon Stamper

3712 Copper Ridge Rd

Knoxville, TN 37931

Shannon S Stamper

Eddie & Denise Bufal

3704 Copper Ridge Rd

Knox, TN. 37931

865 531-2419

Petition to stop 8/1/00 PZ sundown
Against Prop
Copper Ridge

JAYNE KUBAS 690-2332

3500 COPPER RIDGE

KNOXVILLE, TN

Jayne Kubas

Deb White 691-0508

3436 HACKWORTH RD.

KNOXVILLE, TN 37931

Smith Wexf

7520 SHAKER RD

KNOX, TENN 37931

Gary Sims

7522 Wickham Rd

KNOX TN. 37931

David Aupp ~~421-1122~~

690-3661 3916 Valley Brook Dr

KNOXVILLE

Petition to stop 8/1/06 R2 ^{sundown} _{prop.}
 AGAINST ^{Copper} _{ridge Rd}

Manuela Jordan 3904 Valleybrook Dr.

Joe Uylund 3908 VALLEYBROOK DR

Richard E. Vols 3912 Valleybrook Dr

Rebecca Collins 3922 Valleybrook Dr

Karen Cooper 3924 Valleybrook Dr.

MARINA BRANNAN 3928 Hillbrook Dr.

Donna Stonby 3939 Hillbrook Dr.

Patricia Hamrick 3935 Hillbrook Drive

Wynne Sheen ~~3927~~ Hillbrook Drive

Tabenta Taylor 3923 Hillbrook Drive

Keith Baker 3905 Hillbrook Drive

Lynn Cuff 927-4682 - 3817 Jolly Ln

Linda Cuff 690-3661 3916 Valleybrook Dr

Doris Chambers 927-803 3918 Guin rd

D. J. Chambers 719-4532 3915 Guin rd

ROBBIE CONNER 423-912-4358 Lofollette Trl

Jamie Robbins 556-7014 Mahaffey Rd

Kimberly FEE 947-7266 2524 Wickham Rd.

Susan Roach

7000 Stanford Ln 659-7052

Knox Trl 37918

Susan Roach

George 2715 Swafford Rd Knoxville 37931
690-4504