



# KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

▶ **FILE #:** 8-K-06-RZ

**AGENDA ITEM #:** 88

**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** MPM DEVELOPMENT, LLC

OWNER(S): RODNEY WILLIAMS

TAX ID NUMBER: 29 054.03

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side Crippen Rd., southwest of Brown Gap Rd

▶ **APPX. SIZE OF TRACT:** 3.3 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Crippen Rd., a minor collector street with 18' to 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family attached development

**DENSITY PROPOSED:** 5 du/ac.

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: Residences and vacant land / LDR/ A Agricultural

East: Residences / LDR/A Agricultural

West: Vacant land / LDR/ A Agricultural

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

### STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density up to 5 du/ac.**

PR zoning is consistent with other recent rezonings in the area. The sector plan proposes low density residential uses for this site.

### COMMENTS:

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the sector plan designation for the site and the Planned Growth designation on the Growth Policy Plan.
2. There are residential subdivisions in the area that have been developed under RA and PR zoning. The PR-zoned development to the northwest is zoned for a density of up to 5 du/ac.
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

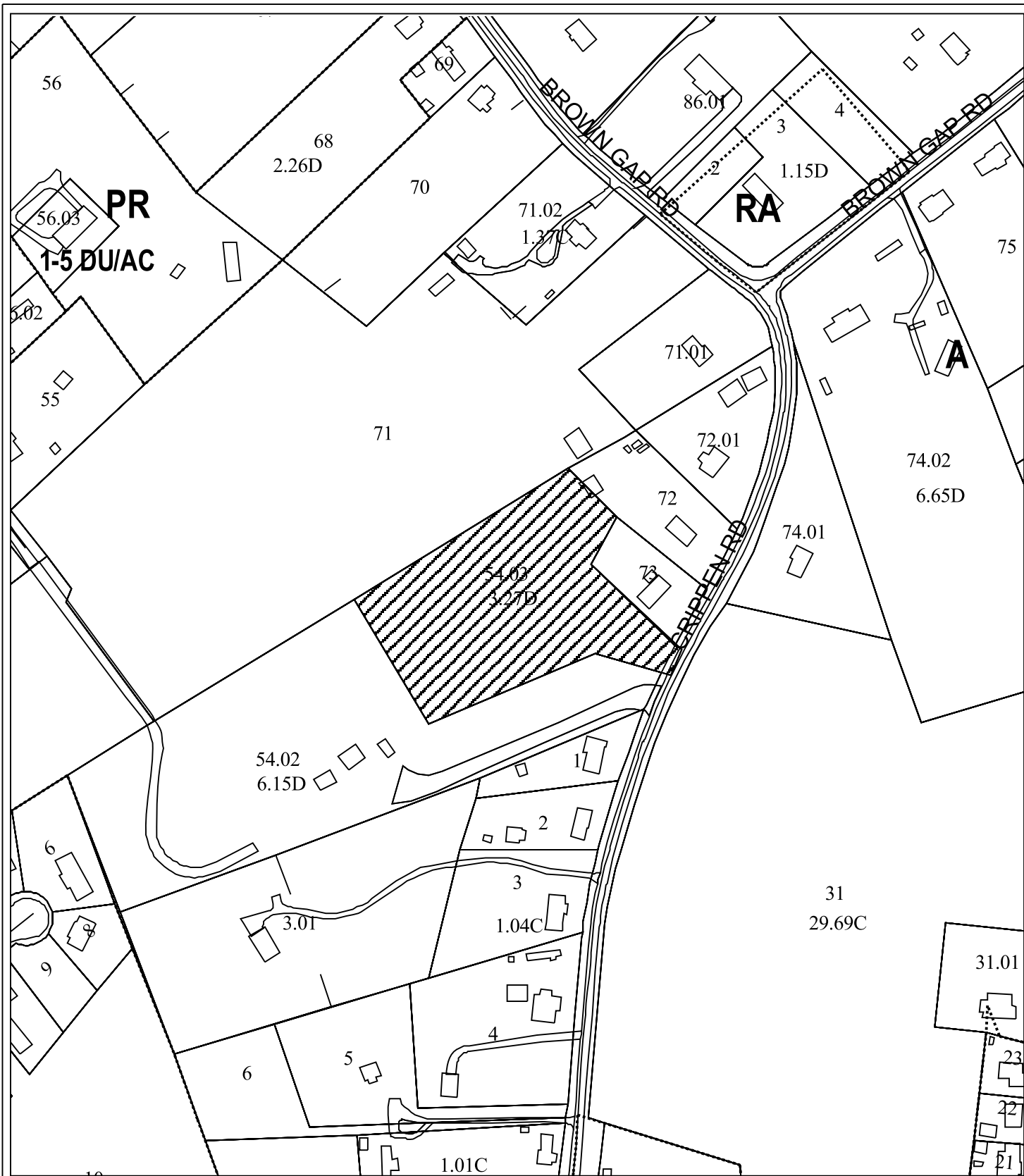
1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 16 dwelling units could be proposed on the subject property. The development of single family attached dwellings would add approximately 160 vehicle trips per day to the street system and about 2 children under the age of 18 to the school system.
3. 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 North 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 and are located in the Planned Growth Area on the Growth Policy Plan.

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-K-06-RZ  
REZONING**

Petitioner: MPM Development, LLC

Map No: 29

Jurisdiction: County



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

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