



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

▶ **FILE #:** 2-O-06-RZ  
2-D-06-SP

**AGENDA ITEM #:** 65  
**AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** S & E PROPERTIES  
**OWNER(S):** SPENCER ROBERT H & LINDA S

**TAX ID NUMBER:** 130 016  
**JURISDICTION:** Commission District 5

▶ **LOCATION:** East side N. Campbell Station Rd., southeast side Yarnell Rd.

▶ **TRACT INFORMATION:** 41.8 acres.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via N. Campbell Station Rd., a minor arterial street with 20' of pavement width within 50' of right of way or Yarnell Rd., a major collector street with 21' of pavement width within 50' of right of way.

**UTILITIES:** Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential), STPA (Stream Protection) and SLPA (Slope Protection) / RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Single family detached residential

**DENSITY PROPOSED:** 3 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of pending LDR from the west. MPC approved 12/8/05 (12-A-05-SP).

**HISTORY OF ZONING REQUESTS:** MPC approved LDR plan designation and PR zoning at 1-2 du/ac on adjacent 4.63 acre property to east on 12/8/05 (12-A-05-SP/12-C-05-RZ).

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Yarnell Rd. - Dwellings / Ag-RR / RA (Low Density Residential)  
South: Floodway - Dwellings / Ag-RR and STPA / A (Agricultural)  
East: Dwellings / Ag-RR / PR (Planned Residential) @ 1-2 du/ac pending and A (Agricultural)  
West: Dwellings / Ag-RR / RA (Low Density Residential)

**NEIGHBORHOOD CONTEXT:** This area is developed with rural residential and agricultural uses under A and RA zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE LDR (Low Density Residential), STPA (Stream Protection) and SLPA (Slope Protection) sector plan designation.**

The low density residential sector plan request is consistent with development that would be allowed under the current RA zoning of the property, as well as the requested PR zoning and density.

► **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density of 1 to 2 du/ac. (Applicant requested 1-3 du/ac.)**

PR zoning at the recommended density is compatible with the surrounding zoning pattern and is consistent with the policies of the Growth Policy Plan for the Rural Area. The recommended amendment to the sector plan to low density residential would permit consideration of PR zoning at a density of either 2 or 3 du/ac, but the recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this property, which is not contiguous with the Planned Growth Area.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the recommended density is similar in intensity to the current RA zoning of the property, but PR is preferable because of the flexibility in lot sizes and subdivision design, as well as the required use on review approval of development plans by MPC.
2. PR zoning at 1 to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. This site, which has access to Yarnell Rd. and N. Campbell Station Rd., has been proposed for development by the applicant under RA zoning, which allows a minimum lot size of 10,000 square feet with sewer and 20,000 square feet without sewer. Staff has reviewed a concept subdivision plan (11-SE-05-C) under RA zoning, but it has been postponed. The subject parcel is proposed to be combined with the 4.36 acre parcel 17.01 to the east for development of a single family subdivision under the requested PR zoning. Parcel 17.01 has been approved by MPC for an LDR plan designation and PR zoning at 1 to 2 du/ac (still pending final approval from Knox County Commission).
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 is available at the site. 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 83 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 830 vehicle trips per day to the street system and about 69 children under the age of 18 to the school system. At the applicant's requested density, up to 125 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,250 vehicle trips per day to the street system and about 104 children under the age of 18 to the school system.
3. As part of the concept plan submittal on this parcel, a traffic impact study was provided, meeting the requirements of the Growth Policy Plan for rezonings in the Rural Area.
4. 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.
5. 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.

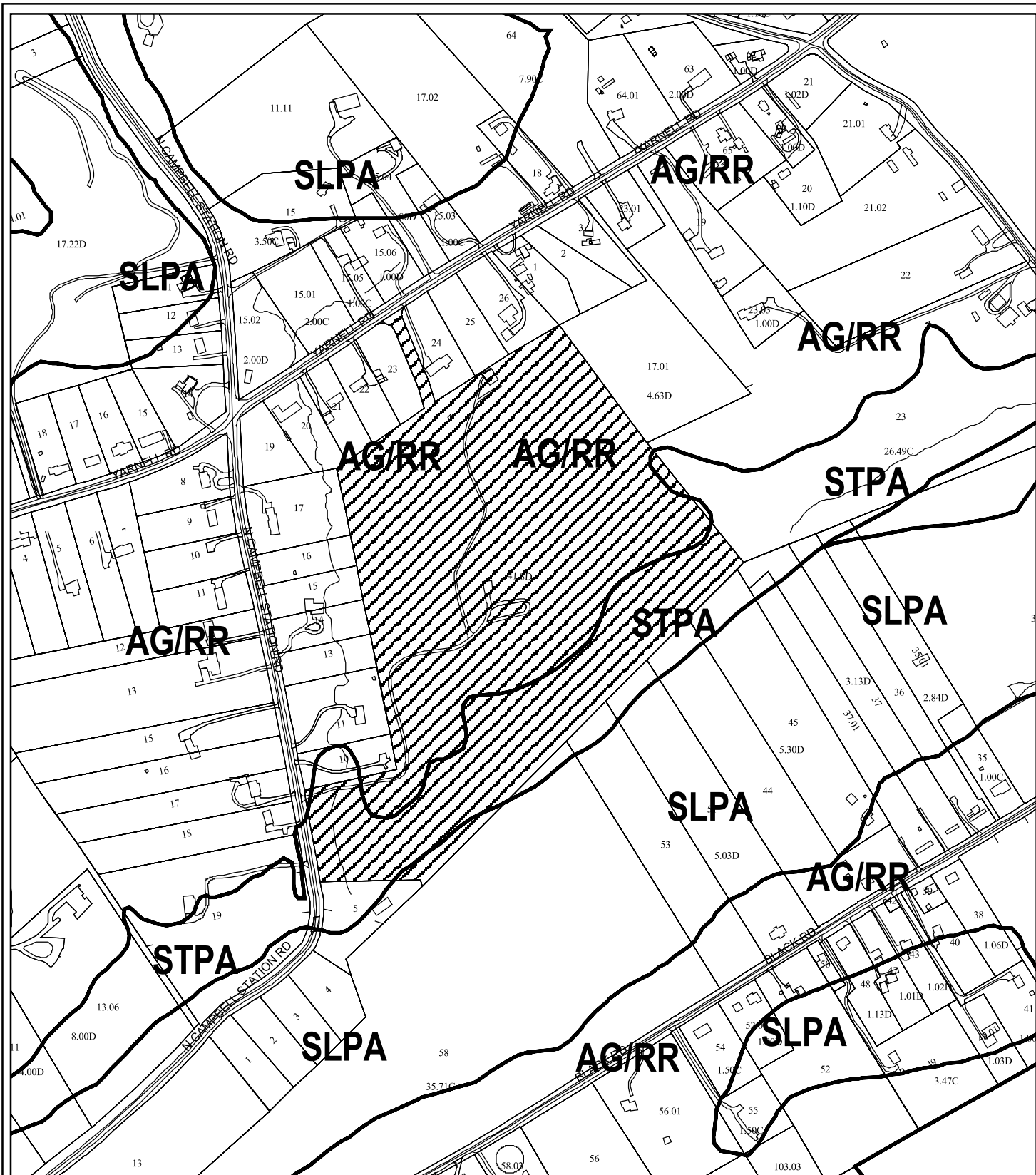
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended amendment to low density residential, the rezoning is consistent with the Northwest County Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The recommended zoning and density meets all requirements for rezoning within the Rural Area, but the requested density of 3 du/ac is not consistent with the policies of the Growth Policy Plan, which require that the subject property be contiguous to other property in either Planned or Urban Growth Areas. The recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this non-contiguous property.
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 3/27/2006. 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.



**2-D-06-SP/2-O-06-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

 From: A/RR (Agricultural/Rural Residential)  
To: LDR (Low Density Residential)

Original Print Date: 01/25/06      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: S & E Properties

Map No: 130

Jurisdiction: County



