



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

▶ **FILE #:** 5-H-06-RZ **AGENDA ITEM #:** 62  
 5-D-06-SP **AGENDA DATE:** 6/8/2006

POSTPONEMENT(S): 5/11/2006

▶ **APPLICANT:** LANDMARK PROPERTIES  
 OWNER(S): HINES GARY L & JANICE Y

TAX ID NUMBER: 108 003, 00401 122EA001,002 122-007,008,009

JURISDICTION: Commission District 9

▶ **LOCATION:** South side Cherokee Trl., west side Edington Rd.  
 ▶ **TRACT INFORMATION:** 53.95 acres.  
 SECTOR PLAN: South County  
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)  
 ACCESSIBILITY: Access is via Cherokee Trail and Edington Rd, both minor collector streets with 19' to 20' pavements within 40' rights-of-way.  
 UTILITIES: Water Source: KUB  
 Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), PI (Public Institutional) & SLPA (Slope Protection Area) / A (Agricultural), PR (Planned Residential) & RA (Low Density Residential)  
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) & SLPA (Slope Protection Area) / PR (Planned Residential)  
 ▶ **EXISTING LAND USE:** Residences  
 ▶ **PROPOSED USE:** Residential development  
**DENSITY PROPOSED:** 8 du/ac  
 EXTENSION OF PLAN DESIGNATION/ZONING: No  
 HISTORY OF ZONING REQUESTS: None noted  
 SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Vacant land and condominiums / LDR and SLPA/RP-1 Planned Residential  
 South: Vacant land / PI/LDR SLPA / A-1 and RA Residential  
 East: Vacant land / LDR/SLPA / RA Residential  
 West: Vacant land / PI/SLPA / A-1 Agricultural  
 NEIGHBORHOOD CONTEXT: This sloping, wooded site is in an area of residential, and institutional uses that have developed under A, A-1, RA, R-1, PR and RP-1 zones.

**STAFF RECOMMENDATION:**

▶ **DENY MDR (Medium Density Residential) designation**

Medium density residential development is out of character with the slope constraints of this property. The sector plan proposes low density residential use and slope protection for this site, which are the more appropriate designations.

► **APPROVE PR (Planned Residential) zoning for the entire site.**  
**APPROVE a density up to 3 dwellings per acre**

PR zoning at up to 3 du/ac is consistent with surrounding zoning and development and would allow consideration of up to 162 units on this site. The recommended density would be more consistent with the site's environmental constraints.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Denial of MDR with approval of the PR zoning at the recommended density of up to 3 du/ac will allow development that will be compatible with the scale and intensity of the surrounding development and zoning pattern, but that also will be sensitive to the property's environmental constraints that include large areas of steep slope. (See attached topographic analysis.) The applicant's requested 8 du/ac is out of character with the environmental constraints of the site.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, building and parking layout and other development concerns can be addressed. The developer should pay particular attention to the physical constraints (areas for 25% and greater slope); environmental features of the property (extensive areas of tree cover); ridge line protection; the view shed from downtown Knoxville; and preservation of historic sites on the property. These issues may prohibit development of the site at the upper limit of the approved density and make a lesser density more appropriate.
3. The PR zoning will allow development similar to surrounding uses that include single family housing, condos, and a business use.

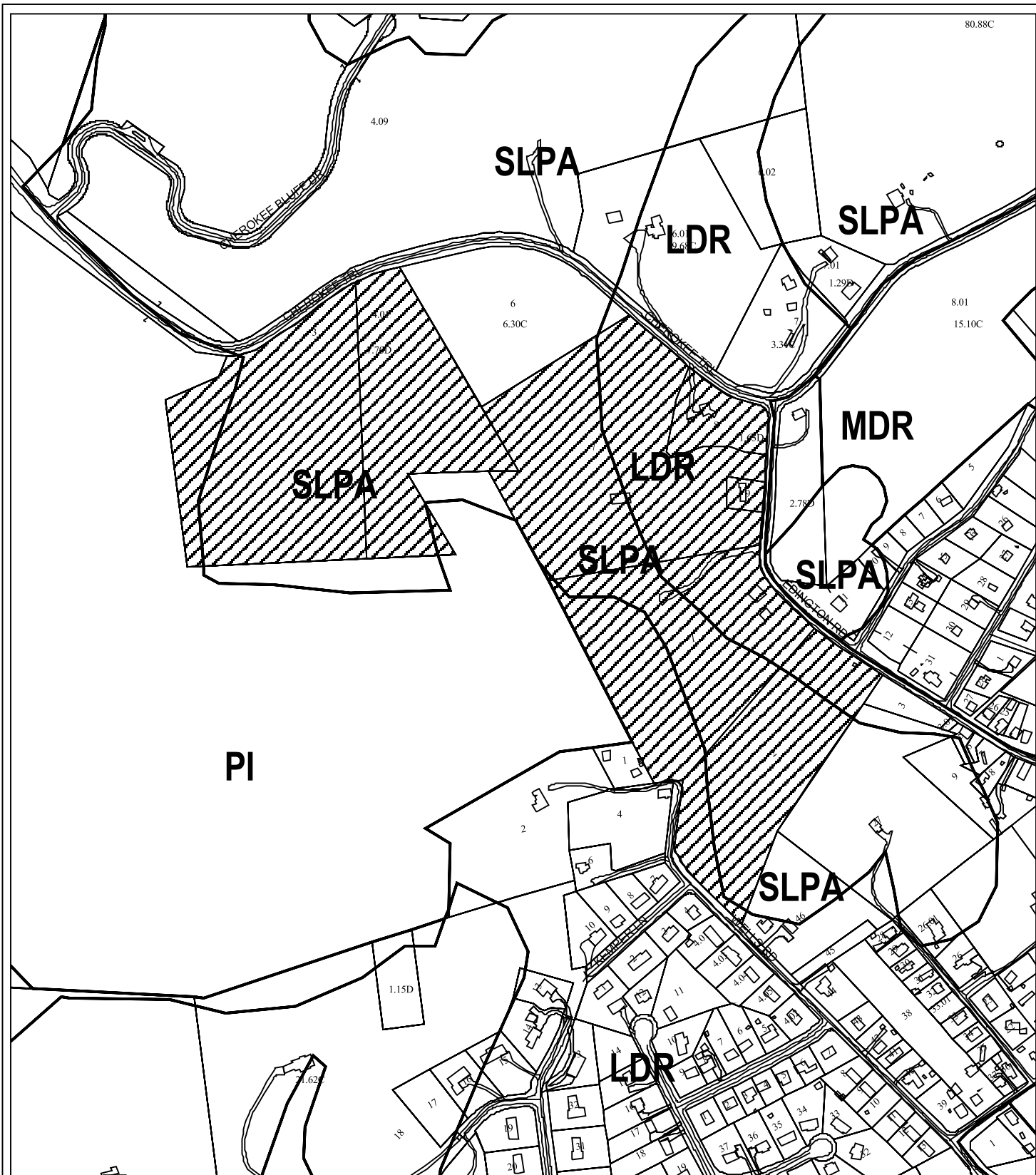
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer are available in the area and would be extended to serve the site.
2. The PR zoning at up to 3 du/ac would allow consideration of a maximum of 162 units, would add approximately 1620 vehicle trips per day, add approximately 69 school aged persons to the area population. The proposal would allow consideration of development that would be compatible with the scale and intensity of other development and zoning in the area.
3. The developer will be expected to present a development plan that respects the site's existing topography and tree cover. Any site grading or disturbance should not be allowed until after a site plan has been approved by MPC.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**


1. The development of this 54 acres of land under PR zoning at up to 3 du/ac would be consistent with the slope protection and low density residential designation of this site and surrounding area and the South County Sector Plan.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. 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.

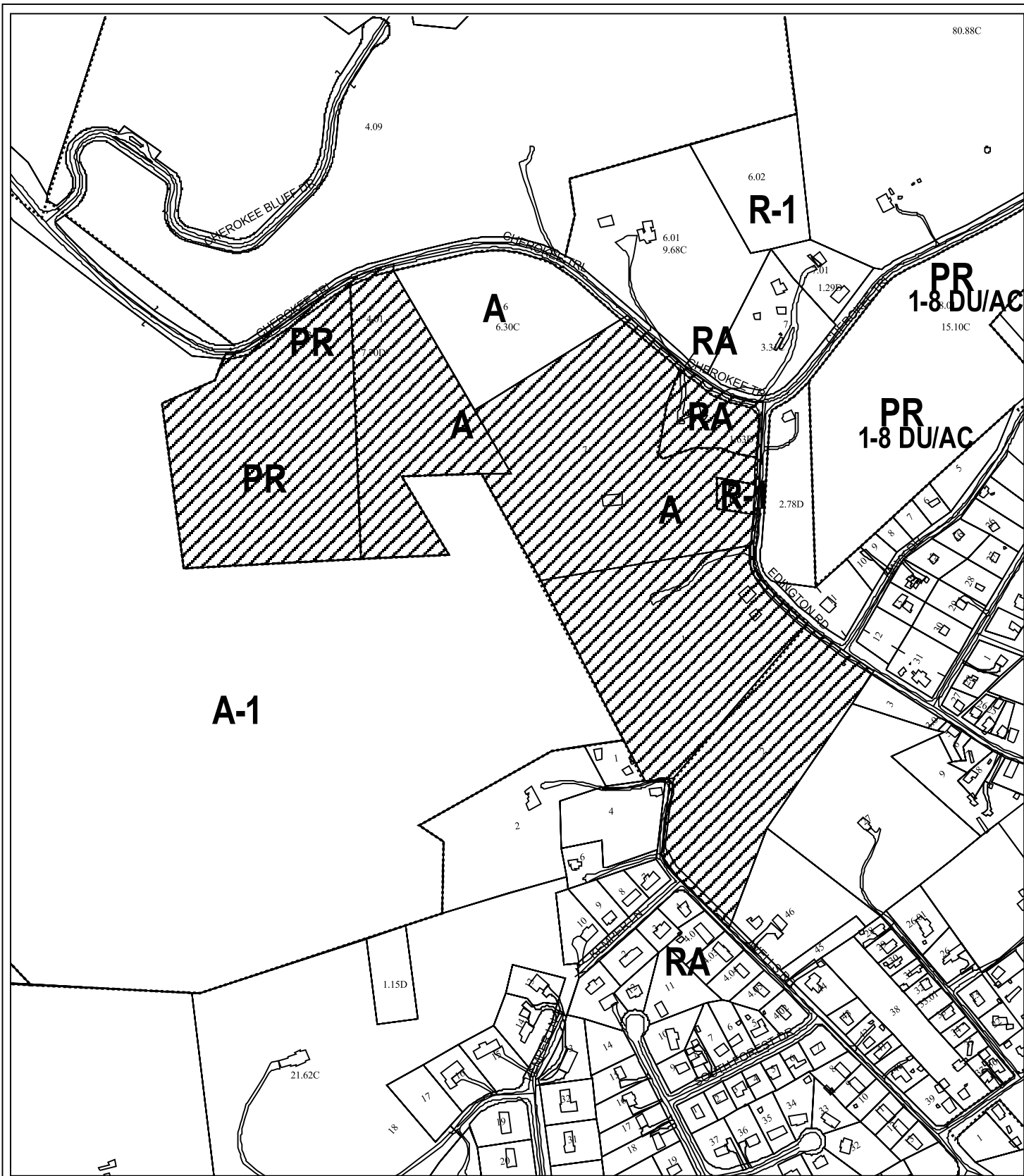


**5-D-06-SP/5-H-06-RZ  
SECTOR PLAN AMENDMENT  
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Landmark Properties  
 Map No: 108  
 Jurisdiction: County

 From: LDR (Low Density Residential), PI (Public Institutional) & SLPA (Slope Protec  
 To: MDR (Medium Density Residential) & SLPA (Slope Protection Area)  
 Original Print Date: 04/27/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**5-H-06-RZ  
REZONING**

Petitioner: Landmark Properties  
 Map No: 108  
 Jurisdiction: County



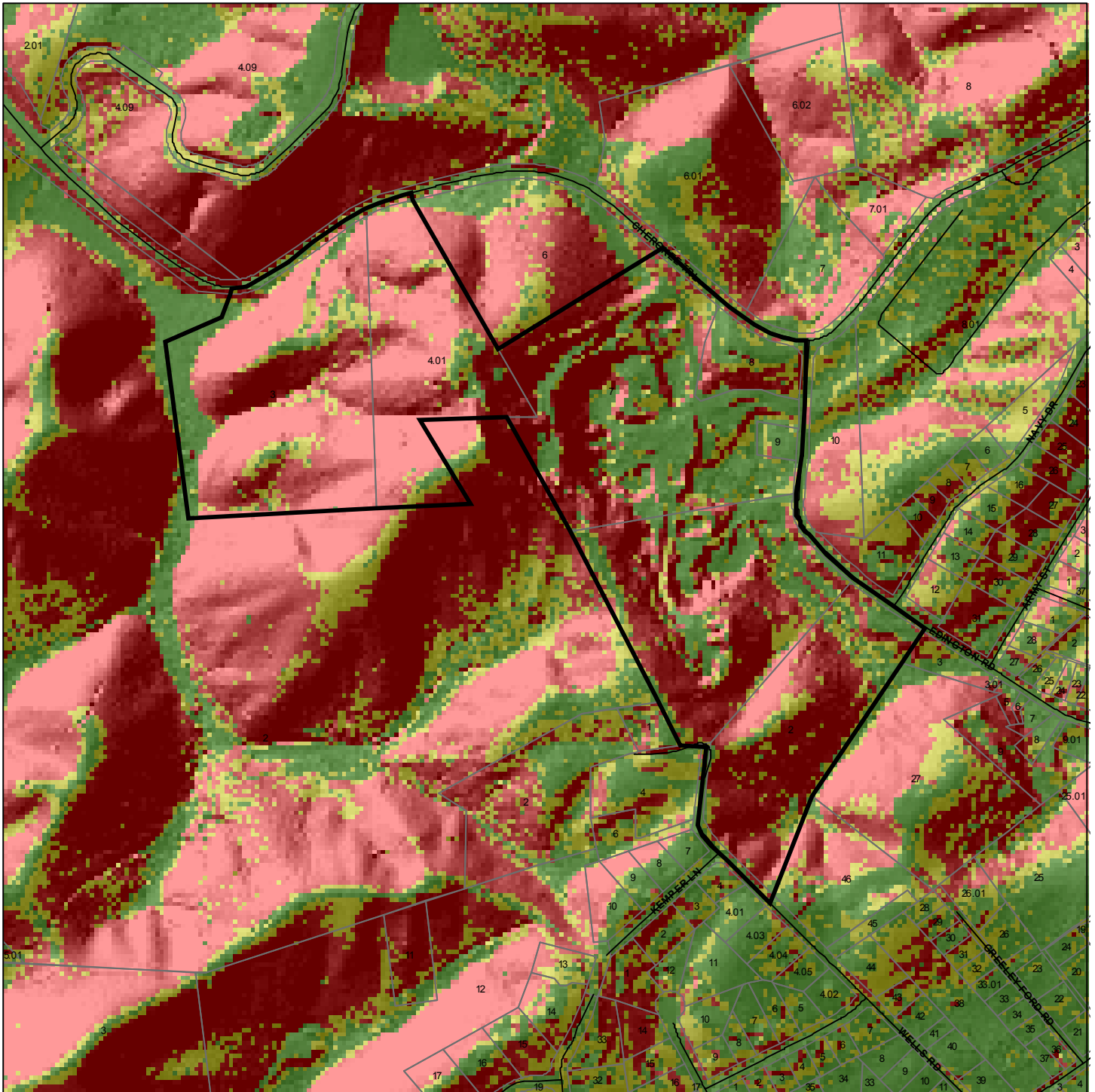
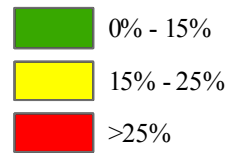
From: A (Agricultural), PR (Planned Residential) & RA (Low Density Res)  
 To: PR (Planned Residential)

Original Print Date: 04/26/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# 5-H-06-RZ Slope Analysis

## Percent Slope



### 5-H-06-RZ REZONING

From: A (Agricultural), PR (Planned Residential) &  
RA (Low Density Residential)  
To: PR (Planned Residential)

Original Print Date: 4/27/2006 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Landmark Properties

Map No: 108 & 122

Jurisdiction: County



5-H-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	24765	14.2132	24.93%
15%-25%	2	13716	7.8719	13.81%
> 25%	3	60870	34.9346	61.27%
Total Acres			57.0196	100.00%