



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

▶ **FILE #:** 11-G-06-RZ
11-B-06-SP

AGENDA ITEM #: 81
AGENDA DATE: 11/9/2006

▶ **APPLICANT:** LARRY E. HOLT CONSTRUCTION
OWNER(S): BRADLEY, CHRISTY, JOSH LOWE

TAX ID NUMBER: 125 067.01, 067.03
JURISDICTION: Commission District 9

▶ **LOCATION:** Southeast side Kimberling Heights Rd., southeast of Nichols Rd.

▶ **TRACT INFORMATION:** 3.22 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

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

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knox-Chapman Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) / CA (General Business) and A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

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

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 3 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Kimberlin Heights Rd. - Dwellings / A (Agricultural)
South: Dwelling / A (Agricultural)
East: Vacant land / A (Agricultural)
West: A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A zoning. There are a few spot CA zones in the area which do not appear to be developed with any intense commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE LDR (Low Density Residential) sector plan designation.**

LDR is an acceptable plan designation for this site which has access to a major collector street and that is in close proximity to E. Gov. John Sevier Hwy. LDR is an extension of the plan designation from the north.

► **APPROVE PR (Planned Residential) zoning.**
APPROVE a density of up to 3 du/ac.

PR at the requested density is compatible with surrounding residential development in the area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with or zoned for residential uses under A and PR zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. A larger site located to the north of this site, at the intersection of Nichols Rd. and E. Gov. John Sevier Hwy., is zoned PR at a density of 1-3 du/ac. A development plan showing 22 detached units for that site was approved in 2005 (5-SL-05-C/5-N-05-UR).
3. The Planned Growth Area on the Growth Policy Plan map and the low density residential designation on the sector plan map are located directly north of this site, on the north side of Kimberlin Heights Rd., so this request is a logical extension of low density residential on both plans.
4. 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

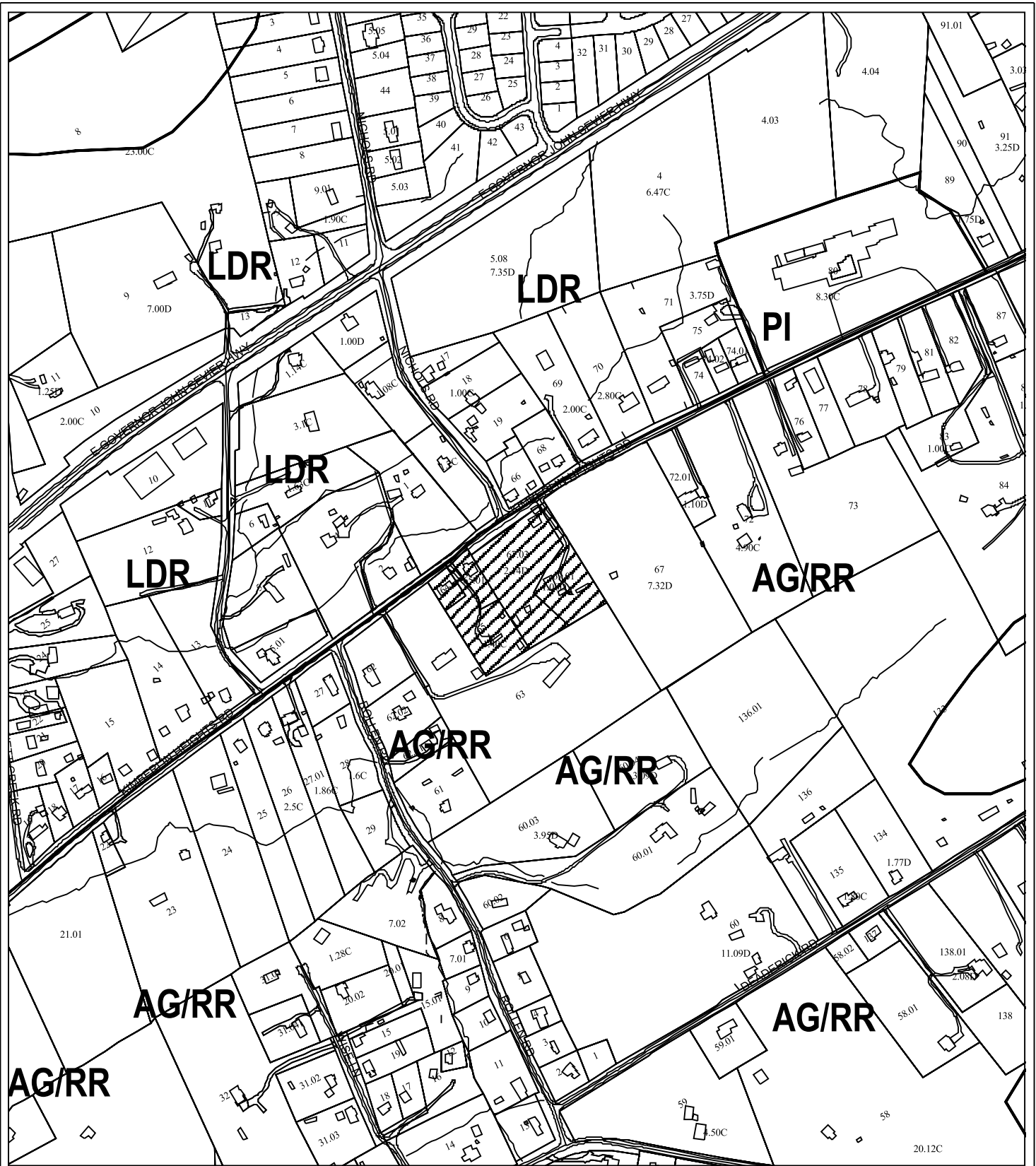
1. Public water is available to serve the site. Sewer utilities are located in the area but may have to be extended to serve this proposed development.
2. At the requested density, up to 9 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 90 vehicle trips per day to the street system and about 4 children under the age of 18 to the school system. Sight distance on Kimberlin Heights Rd. appears to be sufficient for the development, but will need to be certified on the development plan.
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. With the recommended amendment to low density residential, the rezoning is consistent with the South County Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The proposal meets all requirements for rezoning within the Rural Area. The Planned Growth Area is contiguous with this site, located directly to the north, on the north side of Kimberlin Heights Rd.
3. This request may generate similar requests for low density 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 12/18/2006. 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.




**11-B-06-SP/11-G-06-RZ
SECTOR PLAN AMENDMENT
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Larry E. Holt Construction

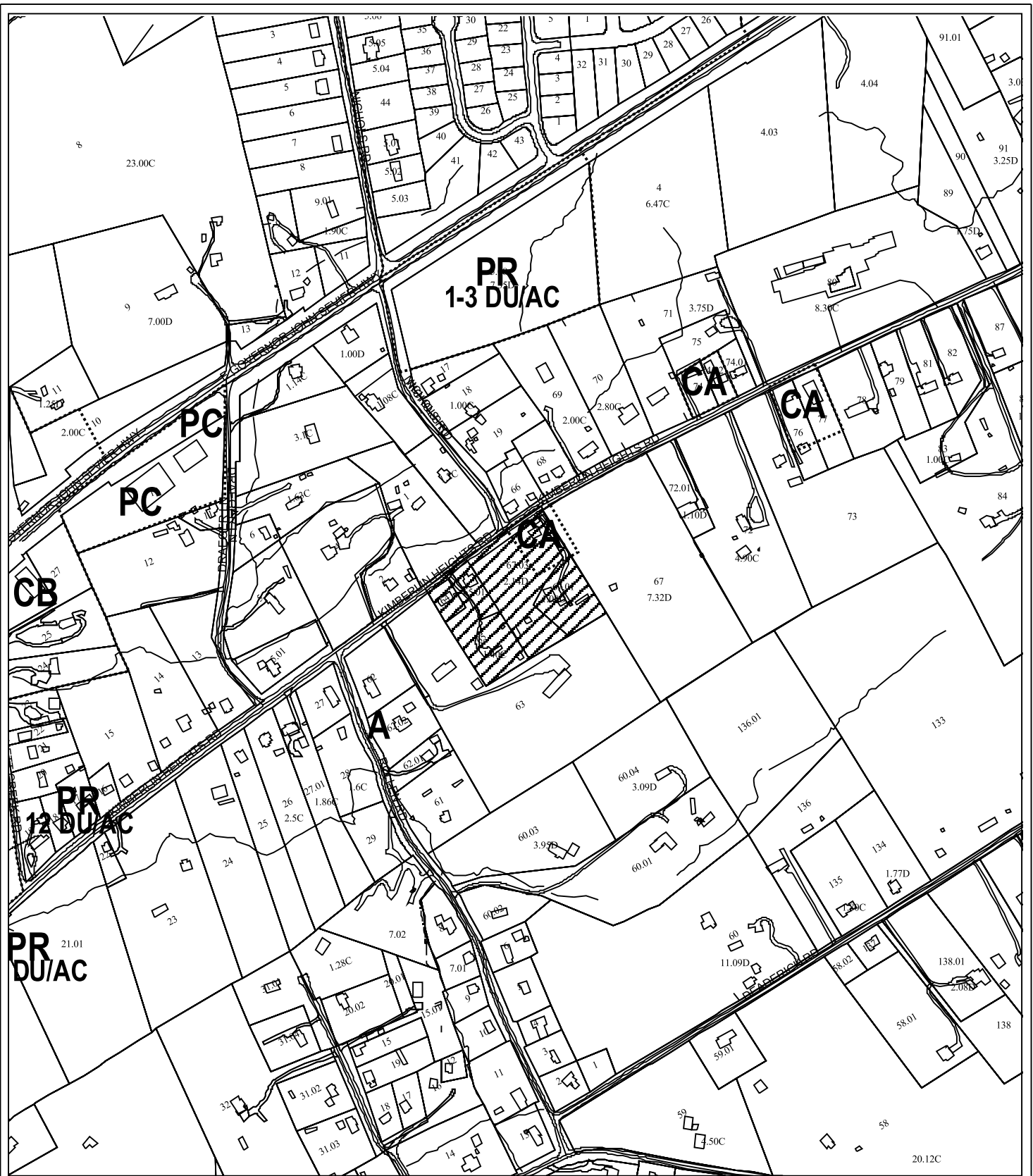
Map No: 125

Jurisdiction: County

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

Original Print Date: 10/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**11-G-06-RZ
REZONING**

Petitioner: Larry E. Holt Construction

Map No: 125

Jurisdiction: County



From: CA (General Business) and A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 10/25/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



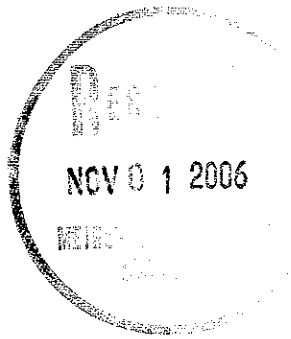
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Item # 81



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS

4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
Phone: (865) 588-6472
Fax: (865) 588-6473



October 30, 2006

Mr. Ken Pruitt
Knoxville/Knox County Metro. Planning Commission
Suite 403, City/County Building
400 Main Ave.
Knoxville, TN 37902

Re: Kimberlin Heights Road, Project #24254
MPC File #11-G-06-RZ

Dear Mr. Pruitt:

Our firm has filed a rezoning request on behalf of Larry Holt Construction (MPC file 11-G-06-RZ) on Kimberlin Heights Road. If this rezoning is approved, nine (9) single family detached homes may be built.

Access for this development will be via Kimberlin Heights Road. This facility is a two lane roadway with 19 feet width of pavement. Kimberlin Heights Road is classified as a major collection according to the Major Road Plan for Knoxville/Knox County (revision 2004). According to MPC data, the Average Daily Traffic (ADI) on Kimberlin Heights Road is 640

According to MPC guidelines, single family homes generate 10 trips per day. Therefore this development, if approved, will generate ninety (90) per day or an increase in Kimberlin Heights Road of 14%. Impact on Kimberlin Heights Road from this small development will be negligible.

Sincerely,

David B. Harbin, P E.
Batson, Himes, Norvell & Poe

DBH/tlh

NOV 9 1 2006

October 20, 2006

11-G-06-RZ/11-B-06-SP
Item #81

Mr. Ken Pruitt
Knoxville/Knox County Metro. Planning Commission
Suite 403, City/County Building
400 Main Ave.
Knoxville, TN 37902

Re: Kimberlin Heights Road

Dear Mr. Pruitt:

Knox Chapman has reviewed the 3.32 acre development along Kimberlin Heights Road across from Nichols Road (CLT Map 125, Parcels 67.01 & 67.03) and has determined that existing water and sewer facilities are adequate to serve this nine (9) lot development.

Sincerely,



Gary Jones
Manager
Knox Chapman Utility District