



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

▶ **FILE #:** 11-H-06-RZ **AGENDA ITEM #:** 82  
 11-C-06-SP **AGENDA DATE:** 11/9/2006

▶ **APPLICANT:** LARRY E. HOLT CONSTRUCTION, INC.  
**OWNER(S):** DAVID LARRY HOLT LINK

**TAX ID NUMBER:** 125 I A 014  
**JURISDICTION:** Commission District 9

▶ **LOCATION:** Northwest side Kimberlin Heights Rd., southwest of Draeger Ln.

▶ **TRACT INFORMATION:** 2.7 acres.

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Kimberlin Heights Rd., a major collector street with 22' of pavement within a 50' right-of-way

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

Sewer Source: Knox-Chapman Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Condominium development

**DENSITY PROPOSED:** 7 du/ac.

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** None noted for this site, but other property in the area has developed with medium density uses under PR zoning.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Residence and vacant land / LDR/A Agricultural  
 South: Residence and vacant land / AG/RR / A Agricultural  
 East: Residences and vacant land / LDR/A Agricultural  
 West: Residences / LDR/ A and CB Commercial

**NEIGHBORHOOD CONTEXT:** This site is in a block of residential, commercial and undeveloped land zoned A , and CB. A PR zoned townhouse development, similar to that proposed by the applicant, is located 650 ft to the southwest.

**STAFF RECOMMENDATION:**

▶ **APPROVE MDR (Medium Density Residential) designation for this site**

An MDR designation and PR zoning at up to 7 du/ac. for this site will initiate a process for establishing medium density residential uses abutting the established CB Commercial zoning and development located to

the north and northwest of this site. The adopted sector plan does not recognize the established CB zone and proposes LDR for all the surrounding area.

► **APPROVE PR (Planned Residential) zoning based on the sector plan amendment recommendation. APPROVE a density up to 7 du/ac.**

PR zoning at up to 7 du/ac will establish an appropriate zoning pattern for this block and allow consideration of MDR uses and PR zoning on the north side of Kimberlin Heights Rd., west of Draeger Ln., and east of Burnett Creek Rd. as a buffer between the commercial zoning and uses to the north and northwest, as well as continue the medium density residential PR zoning pattern along the north side of Kimberlin Heights Rd. from Burnett Creek Rd northeast to Draeger Ln.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. An MDR designation and PR zoning at the up to 7 du/ac. will provide a compatible transition from the commercial uses and zoning to the north and northwest fronting on Governor John Sevier Hwy., and to the residential uses to the south and southeast. Although this density is greater than, the scale and intensity of the adjacent residential development, there is medium density development in the area southeast of the site.
2. The site does not have steep slope characteristics, is abutting CB zoning and has direct access to Kimberlin Heights Rd, a minor arterial street, making it appropriate for development at the proposed density.
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**

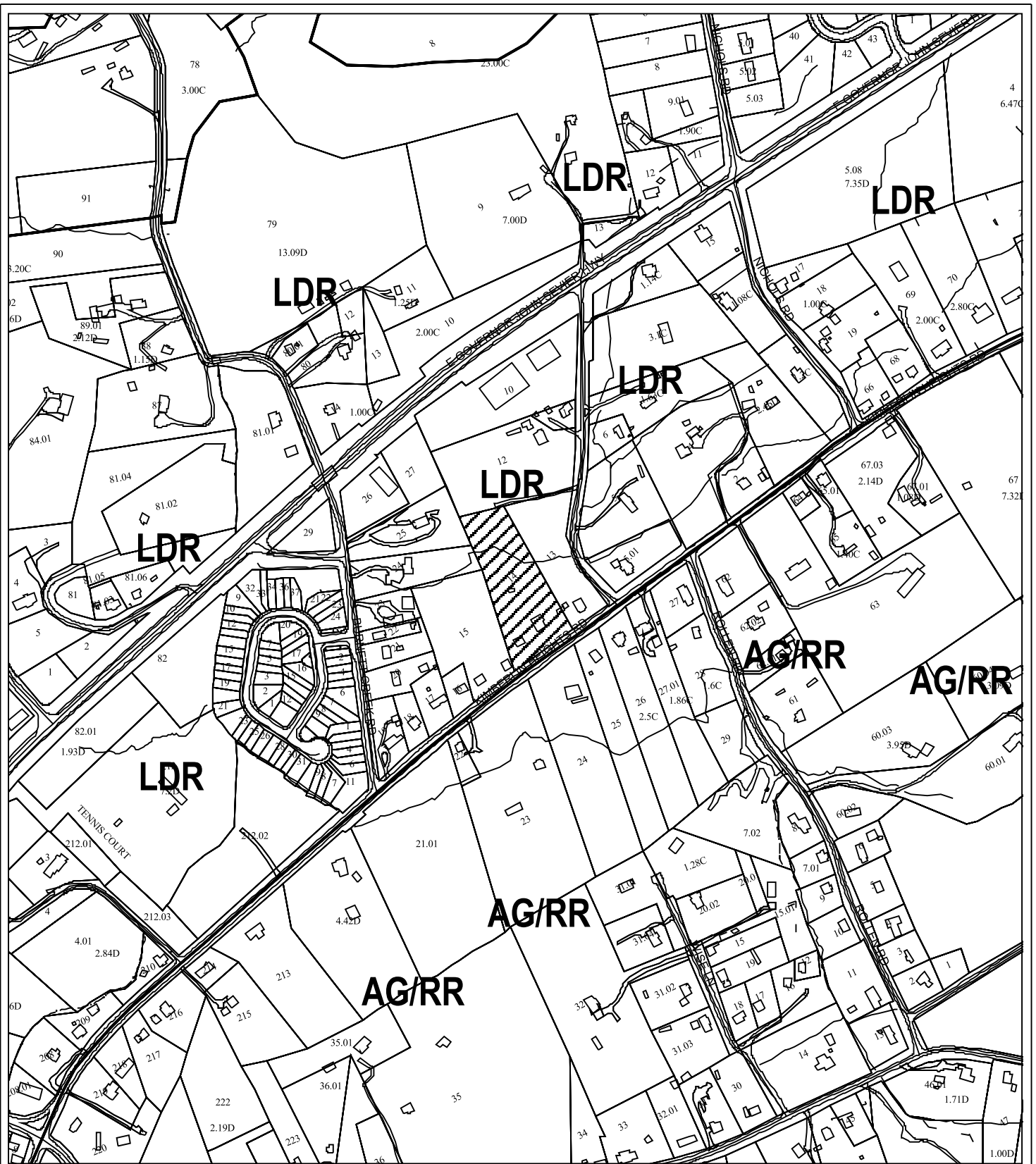
1. Public water and sewer utilities are available in the area to serve the site.
2. At the recommended density, up to 19 dwelling units could be proposed on the subject property. The development would add approximately 190 vehicle trips per day to the street system and about 3 children under the age of 18 to the school system.
3. The recommended zoning and density are more intense than adjacent residential uses, but compatible with the surrounding CB Commercial and Agricultural zoning.
4. The impact on adjacent properties can be minimized during the use on review/concept plan process.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The South County Sector Plan amendment approval for medium density residential uses is required to be consistent with the PR zone at up to 7 du/ac. request.
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 block in the future, consistent with the medium density residential sector plan proposal for this site.

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-C-06-SP/11-H-06-RZ  
SECTOR PLAN AMENDMENT  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Larry E. Holt  
Construction, Inc.

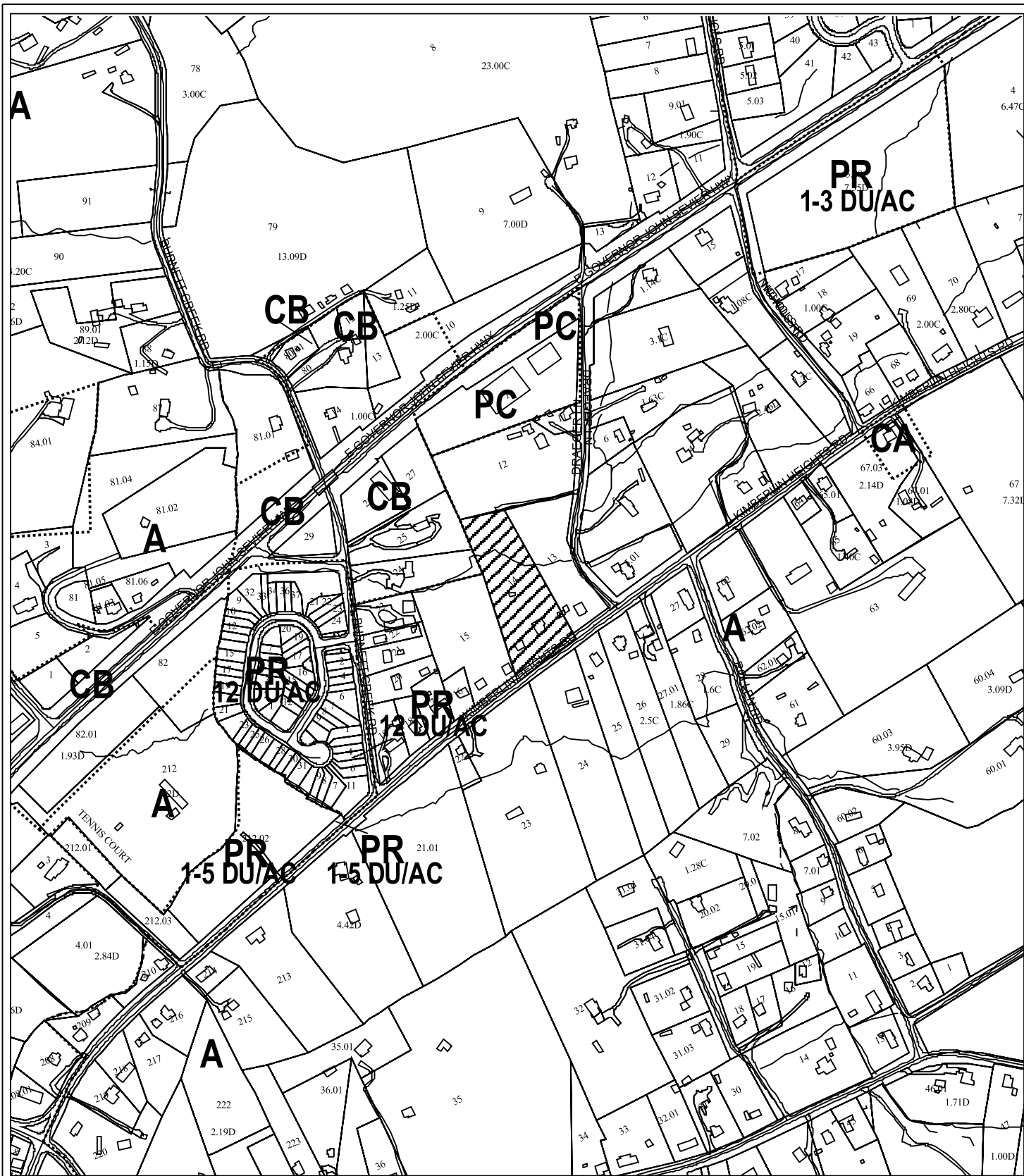
Map No: 125

Jurisdiction: County

 From: LDR (Low Density Residential)  
To: MDR (Medium Density Residential)

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





**11-H-06-RZ  
REZONING**

Petitioner: Larry E. Holt  
Construction, Inc.  
Map No: 125  
Jurisdiction: County



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

Original Print Date: 10/25/06    Revised:  
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