



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

▶ **FILE #:** 2-K-07-RZ  
2-B-07-SP

**AGENDA ITEM #:** 74  
**AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** STEVEN DIGGS  
**OWNER(S):** DIGGS MARY FRANCES & HUBERT L  
DIGGS STEVE

**TAX ID NUMBER:** 46 069, 06901  
**JURISDICTION:** Commission District 7

▶ **LOCATION:** Northeast side Heiskell Rd., northwest of E. Copeland Dr.

▶ **TRACT INFORMATION:** 7.3 acres.

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via Heiskell Rd., a minor arterial street with 18' to 20' of pavement within a 50' right-of-way.

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

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

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

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

▶ **PROPOSED USE:** Condominium development

**DENSITY PROPOSED:** 5 du/ac

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

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Residences and vacant land / RR / A Agricultural  
South: Residences /RR/ A Agricultural  
East: Residences /RR/ A Agricultural  
West: Residences /RR/ A Agricultural

**NEIGHBORHOOD CONTEXT:** This site is surrounded by single family residential development that has occurred under RA and A Agricultural zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE LDR (Low Density Residential) Sector Plan designation of this site**

Low density residential development is found south of Copeland Dr. and north of Copeland Dr. east of this

site, and an LDR designation of this site would be in character with that development although not adjacent to it. Other surrounding single family residential uses have developed under Agricultural zoning. The sector plan proposes low density residential development for this site and the adjoining property along Heiskell Rd. to the southeast to Copeland Dr., although the site is shown as Rural on the Growth Policy Plan.

► **APPROVE PR zoning at up to 3 du/ac. Applicant requests up to 5 du/ac.**

PR residential development at densities higher than 3 du/ac. would be out of character with the surrounding residential development pattern.

**COMMENTS:**

**A NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. This site is located on a major collector street and has both public water and sewer service available from the Hallsdale Powell Utility District. Knox County Engineering Department reports that Heiskell Rd. can accommodate the additional traffic projected to result from this LDR designation and PR zoning at up to 3 du/ac.

2. The availability of these utilities support this site's more intensive residential development. Additional development in the area would also be appropriate given the current level of those public services.

**B. EFFECTS OF THE PROPOSAL**

1. This proposal would allow consideration of a maximum of 22-units on this site where urban services, including public water and sewer, are being provided. The maximum development would add approximately 220 vehicle trips per day for area roads, and add approximately 3 children to the area's school population.

3. Access is via Heiskell Rd., a minor arterial street with 18'- 20" pavement width.

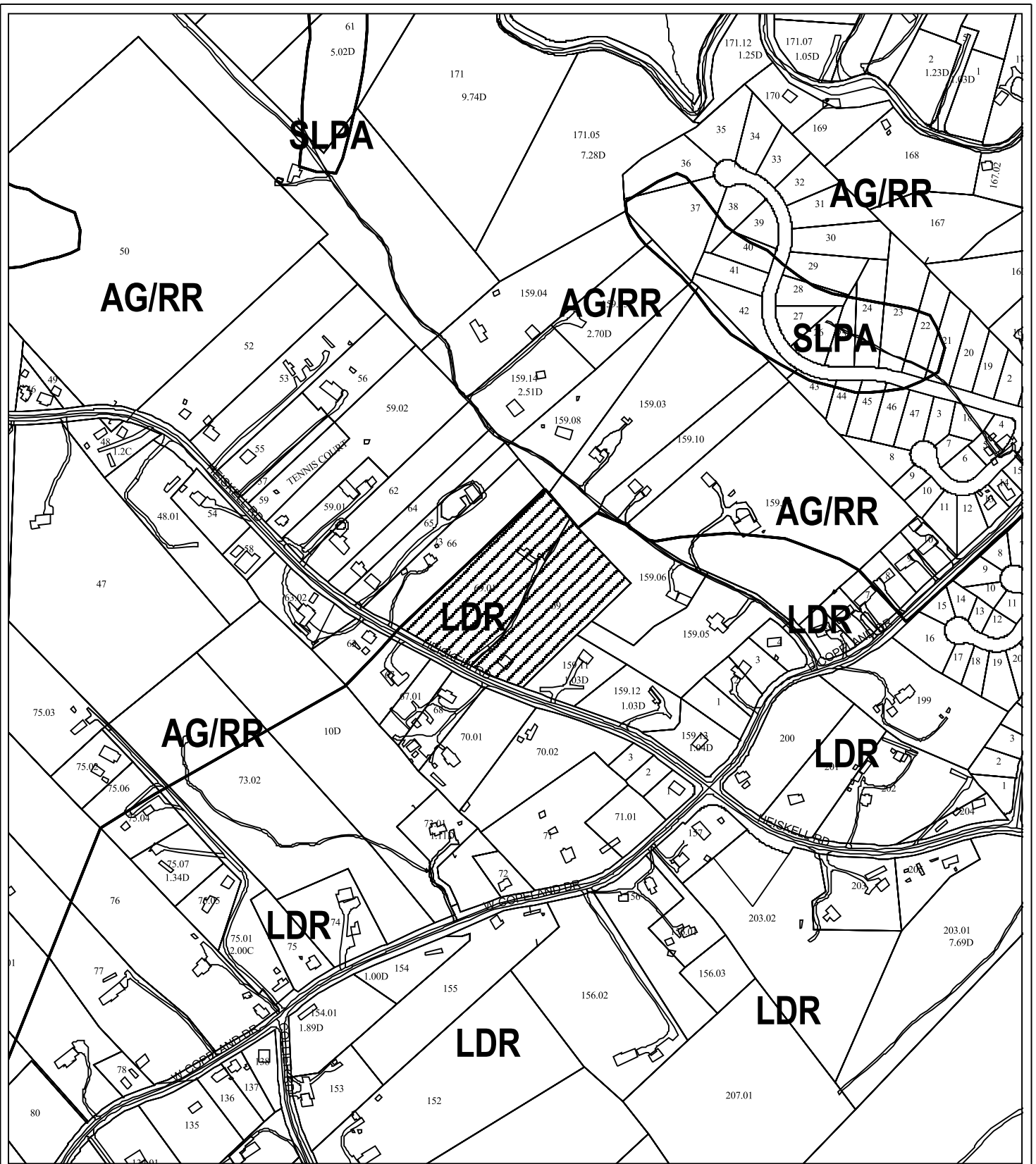
4. The PR zoning requires site plan approval prior to any development of the site.

**C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS**

1. This site is shown for LDR (Low Density Residential) uses on the adopted North County Sector Plan but the Growth Policy Plan shows the site as Rural. However, the Growth Policy Plan allows consideration of PR zoning at up to 3 dwellings per acre where urban services are available, and the development will not unreasonably impact traffic flow from the subject site through the Planned Growth Area.

2. The North County Sector Plan supports low density residential for this site where urban services, such as adequate roads and utilities, are provided.

If approved, this item will be forwarded to Knox County Commission for action on 3/26/2007. 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-B-07-SP/2-K-07-RZ  
SECTOR PLAN AMENDMENT  
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Steven Diggs

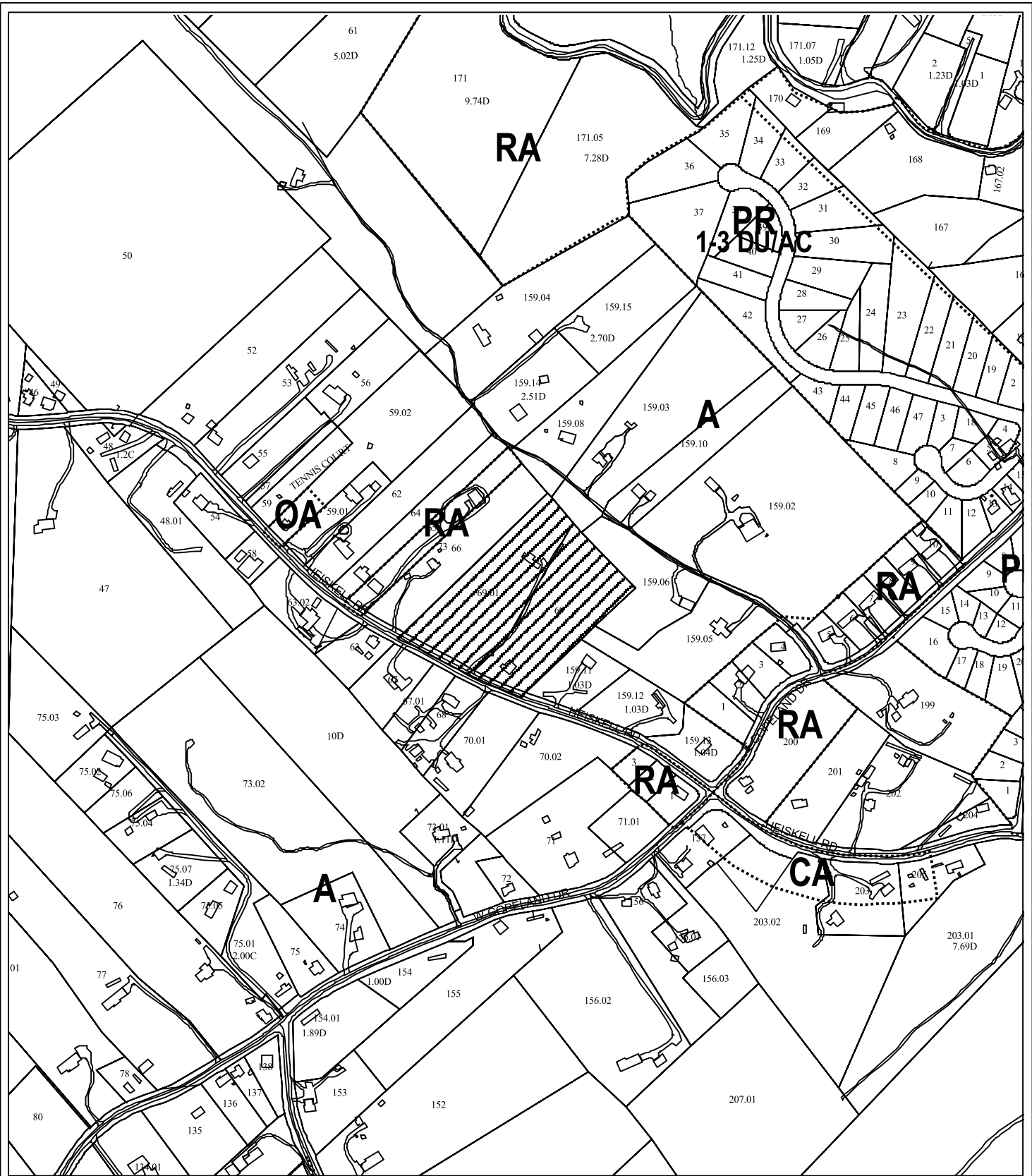
Map No: 46

Jurisdiction: County

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

Original Print Date: 01/22/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**2-K-07-RZ  
REZONING**

Petitioner: Steven Diggs

Map No: 46

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 01/22/07

Revised:

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

