



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

**FILE #:** 6-B-07-RZ  
6-A-07-SP

**AGENDA ITEM #:** 77  
**AGENDA DATE:** 6/14/2007

**APPLICANT:** LANDVIEW DEVELOPMENT, LLC  
**OWNER(S):** OAKLEIGH GP

**TAX ID NUMBER:** 89 13201  
**JURISDICTION:** Commission District 6

**LOCATION:** East side Solway Rd., east of Solway School Rd.

**TRACT INFORMATION:** 14.42 acres.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Solway Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

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

**PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park) / A (Agricultural)

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

**EXISTING LAND USE:** Vacant land

**PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 4 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** None noted for this site, but adjacent property to the east was approved for LDR and PR zoning in recent years.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Residences LDR/ A Agricultural  
South: Residences and vacant land AG/RR / A Agricultural  
East: Residences / LDR / A and PR Residential  
West: Residences and a church / AG/RR / A Agricultural

**NEIGHBORHOOD CONTEXT:** This site is in an area of rural and low density residential development that has occurred under A and PR zones.

**ESTIMATED STUDENT YIELD:** 29 (public and private school children, ages 5-18 years)

**STAFF RECOMMENDATION:**

**APPROVE LDR (Low Density Residential) designation**

Low density residential designation and PR zoning of this site are consistent with surrounding residential development and PR and A zoning pattern. The sector plan proposes TP (Technology Park) use for the site.

▶ **APPROVE PR (Planned Residential) zoning.**

**APPROVE a density up to 4 du/ac.**

Planned Residential zoning at up to 4 du/ac. is consistent with the adjacent PR zoning at 3 du/ac. obtained by the applicant in 2004.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. LDR (Low Density Residential) uses and PR zoning at up to 4 du/ac. is consistent with the adjoining residential subdivision development and PR zoning.
2. The applicant has filed a concept subdivision proposal for the July meeting that can be developed under the requested LDR designation and PR zoning with a maximum density of 4 du/ac., which will be compatible with the adjoining residential development.

**THE EFFECTS OF THE PROPOSAL**

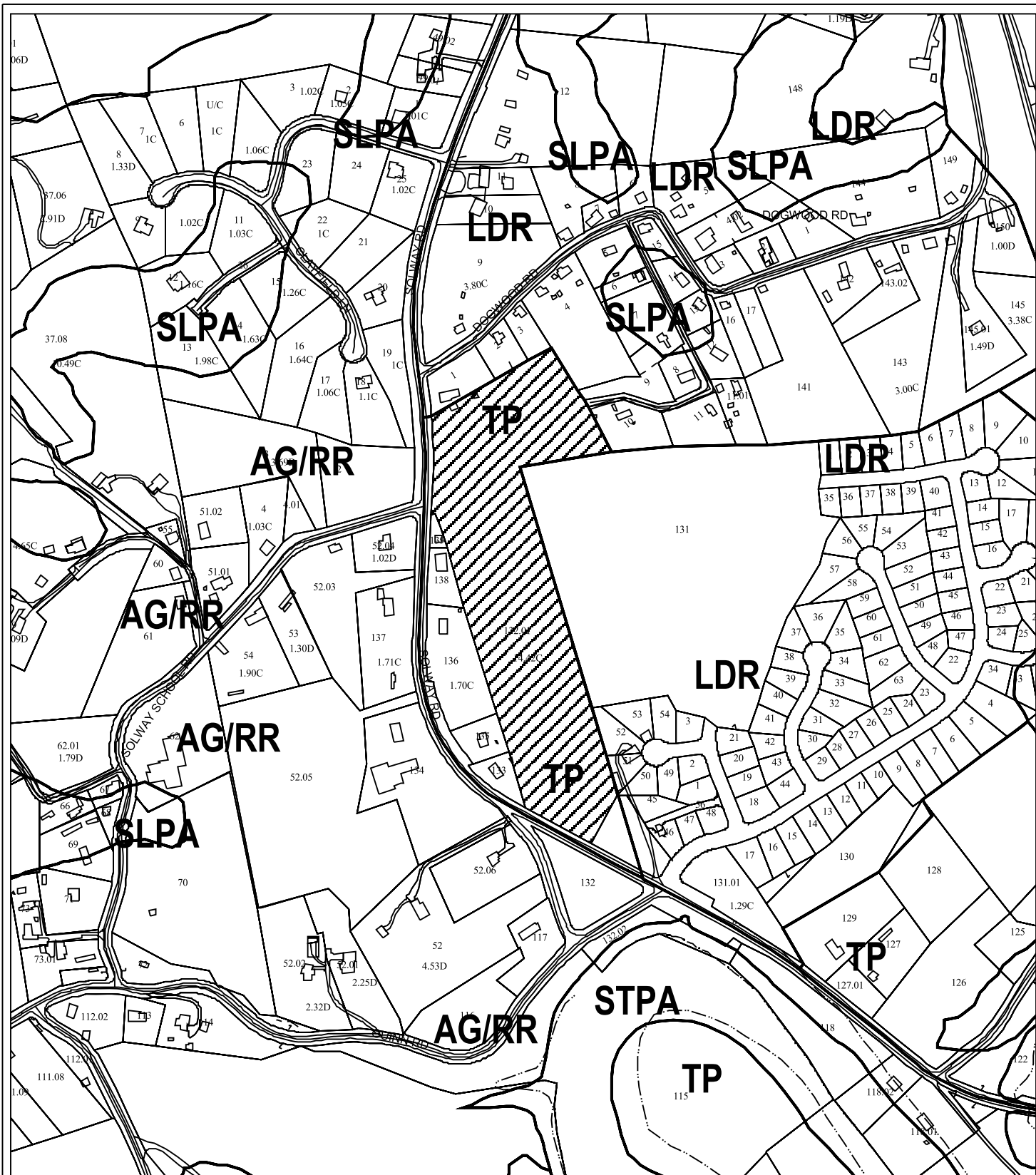
1. Public water and sewer are available to serve the site.
2. The concept plan for the site proposes 55 lots which will add 550 vehicle trips per day, and add 29 school aged children. (See attached.)
3. The requested PR zoning at up to 4 du/ac. Is compatible with the surrounding zoning and the impact on the adjacent properties will be minimized during the use-on-review-concept plan process set for the July MPC meeting.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The requested LDR designation will bring the Northwest County Sector Plan into conformity with the proposed PR zoning of the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map


The applicant has submitted a concept plan that yields between 3 and 4 units per acre for consideration at the July MPC meeting.

If approved, this item will be forwarded to Knox County Commission for action on 7/23/2007. 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.



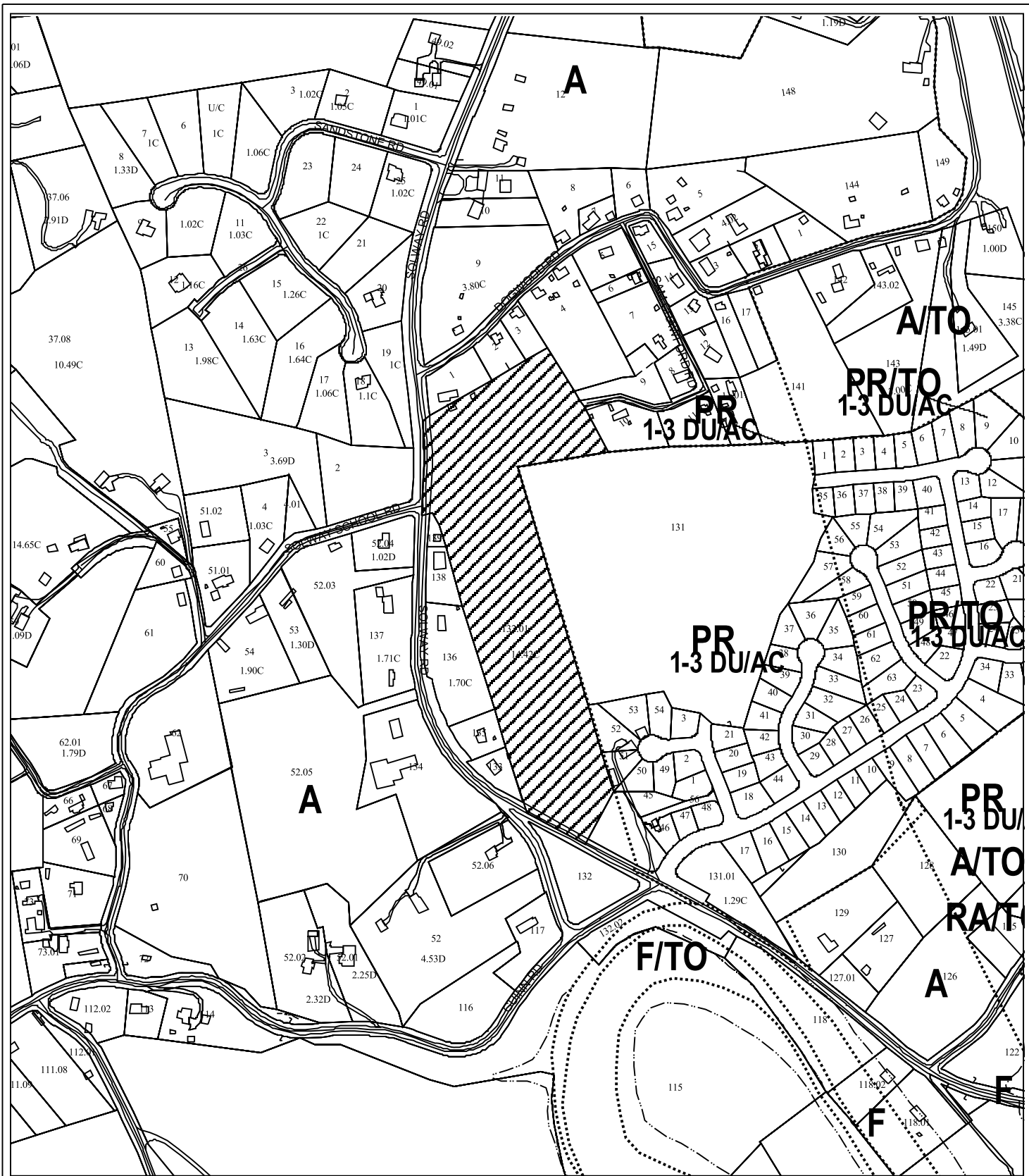
**6-A-07-SP/6-B-07-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Landview Development, LLC  
 Map No: 89  
 Jurisdiction: County

 From: TP (Technology Park)  
 To: LDR (Low Density Residential)

Original Print Date: 05/30/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**6-B-07-RZ  
REZONING**



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

Original Print Date: 05/30/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Landview Development, LLC

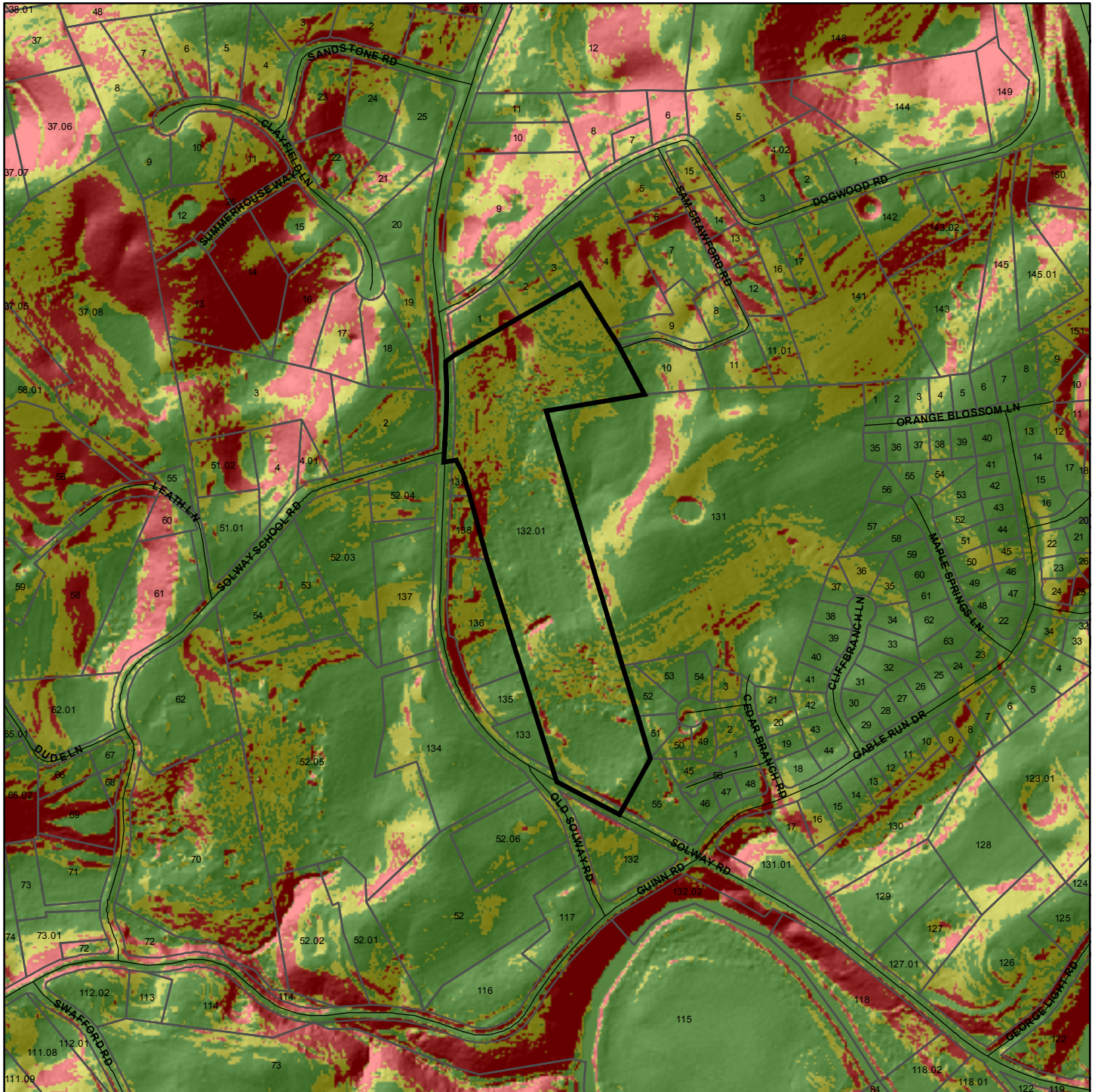
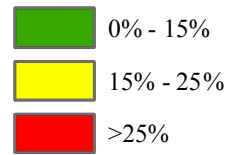
Map No: 89

Jurisdiction: County



# 6-B-07-RZ Slope Analysis

## Percent Slope



### 6-B-07-RZ REZONING



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

Original Print Date: 6/5/2007 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Landview Dev., LLC

Map No: 89

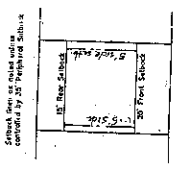
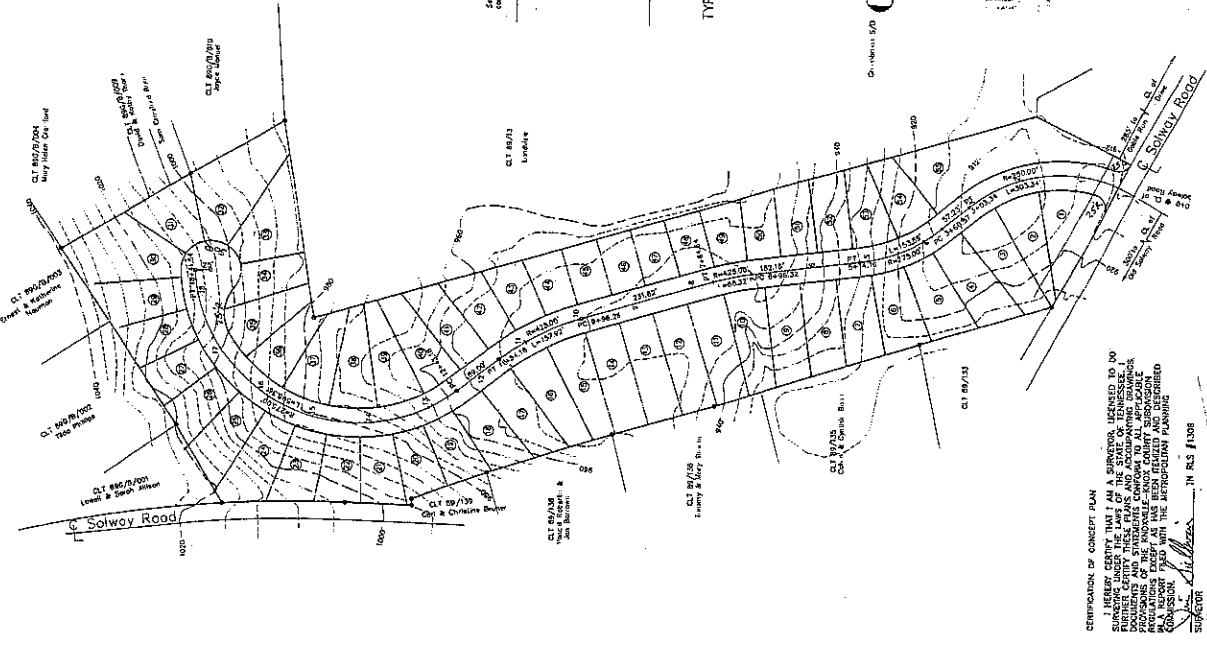
Jurisdiction: County



6-B-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	15561	8.9308	59.21%
15%-25%	2	9017	5.1750	34.31%
> 25%	3	1702	0.9768	6.48%
Total Acres			15.0826	100.00%

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TYPICAL LOT LAYOUT

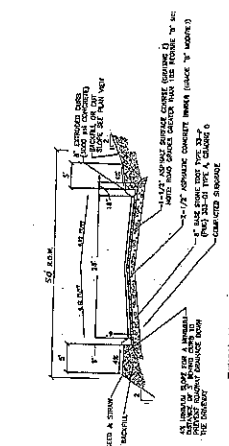
**CONCEPT PLAN**

**U.O.R.**  
DATE 5-31-07

7 SA-07-C  
7-A-07-WR

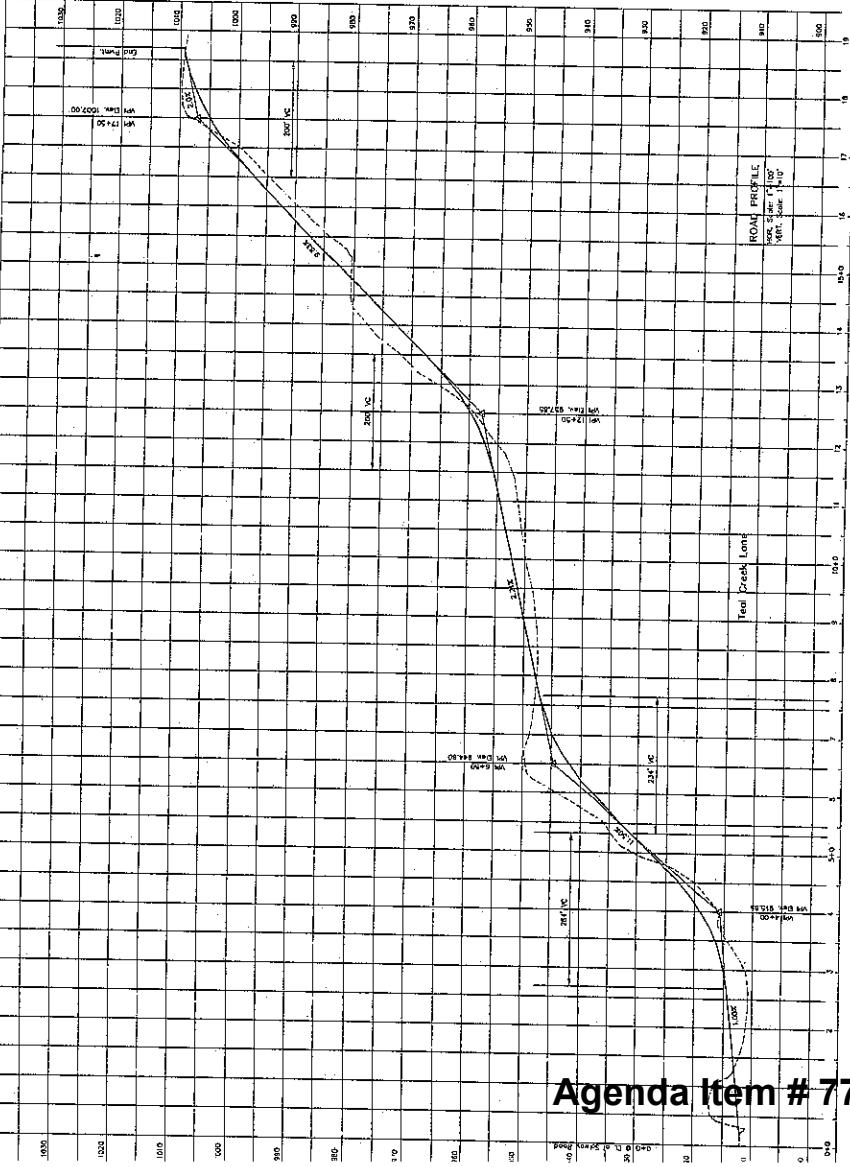
CLT 89  
Parcel 132  
14 615 Ac

CONCEPT PLAN AND SITE PLAN  
**TEAL CREEK**  
CLT MAP 89, PARCEL 132  
DISTRICT 5 - WIND CO., TENN.  
SCALE: 1"=100' MARCH 5, 2007

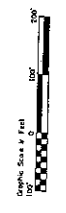


TYPICAL KNEE ROAD CROSS SECTION  
NOT TO SCALE

- NOTES:
1. CLT MAP 89, PART OF P. 1001 132.
  2. 100' OF LOTS - 50'.
  3. 100' WIDENING - 14.5' WIDE.
  4. 100' WIDENING - 14.5' WIDE.
  5. ALL LOTS ON THE ROAD SIDE - ACCESS FROM INTERNAL STREET SPREAD ONLY.
  6. IF UTILITY & DRAINAGE EXISTING UNDER ROAD SIDE OF ALL LOTS, 10' MIN.



DESCRIPTION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I, THE ENGINEER, HAVE BEEN DULY LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS AND SURVEYORS BOARD OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE CONCEPT PLAN AND THE INFORMATION PROVIDED HEREON AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



DATE: 5/31/07  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1"=100'