

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 1-B-11-RZ                      **Related File Number:**  
**Application Filed:** 11/18/2010              **Date of Revision:**  
**Applicant:** RUFUS H. SMITH & CO.

## PROPERTY INFORMATION

**General Location:** North side Old Blacks Ferry Ln., east of Blacks Ferry Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 66 06202                      **Jurisdiction:** County  
**Size of Tract:** 6.51 acres  
**Accessibility:** Access is via Old Blacks Ferry Ln., a local street with 10-12' of pavement width within 35' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with agricultural and rural to low density residential development in A, RA and PR zoning. There is also a church to the south of the site, zoned A.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 6515 Old Blacks Ferry Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential) & A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of PR zoning from the northeast  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

***SUBDIVISION INFORMATION (where applicable)***

Subdivision Name:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

***OTHER INFORMATION (where applicable)***

Other Bus./Ord. Amend.:

***PLANNING COMMISSION ACTION AND DISPOSITION***

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full): The recommended PR zoning with a reduced density recommendation is more compatible with surrounding development and zoning, is consistent with the LDR plan designation, and will allow up to 19 dwelling units to be proposed for the site. The recommended lower density is more compatible with the surrounding residential densities, and allows reasonable use of the property. PR zoning is a preferable zone to RA for development of this site, because it allows clustering of units in the less-constrained portions of the site and requires development plan approval by MPC prior to construction. The RA zone, which is in place on the majority of the site, allows about 3 du/ac when built-out. Agricultural zoning, in place on the rest of the site, allows 1 dwelling per acre. So the recommended PR density will allow about the same number of units, but will allow greater development flexibility in regards to lot sizes and type of residential uses.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:  
1. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.  
2. The surrounding area is developed with agricultural, rural and low density residential uses. PR zoning, at the recommended density of 3 du/ac, is more compatible with the scale and intensity of the surrounding residential development and zoning pattern than the requested density of 5 du/ac.  
3. The site is appropriate to be developed under PR zoning, similar to the large subdivision (Barrington) to the east. That subdivision has a developed density of approximately 2-3 du/ac, and has direct access to W. Emory Rd., which is classified as a major arterial street. This proposed development has sole access to Old Blacks Ferry Ln., a local street with only 10-12 feet of pavement, then to Blacks Ferry Rd., a minor collector street with about 17 feet of pavement width, leading south to W. Emory Rd. This proposed site is only 6.51 acres, so the overall impact is lessened by its relatively small size. With improvements to the roads leading from the site to W. Emory Rd., staff believes this site is appropriate for PR development.  
4. The site does not have significant slope constraints. The site has very little area of greater than 25% and most of the site is within the 0-15% slope range.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:  
1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.  
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE EFFECTS OF THIS PROPOSAL  
1. Public water and sewer utilities are available in the area, but may need to be extended to serve this site.  
2. At the recommended density of up to 3 du/ac on the 6.51 acres reported, up to 19 dwelling units could be proposed for the site. Developed with the proposed attached residential units, this would add approximately 214 trips to the street system and about 4 children to the school system. At the requested density of up to 5 du/ac, up to 32 dwelling units could be proposed for the site. Developed with the proposed attached residential units, this would add approximately 343 trips to the street

system and about 6 children to the school system.

3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.

4. The approval of these requests will allow the applicant to submit a development plan for MPC's consideration. The applicant will be expected to work with MPC and Knox County Engineering staff to improve the streets leading from W. Emory Rd. north to the development entrance. This will include widening of Old Blacks Ferry Ln. and may include widening or improvements to Blacks Ferry Rd. and possibly to its intersection with W. Emory Rd.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with PR zoning at either 3 or 5 du/ac.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the 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.

**Action:** Approved

**Meeting Date:** 2/10/2011

**Details of Action:**

**Summary of Action:** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to 3 dwelling units per acre

**Date of Approval:** 2/10/2011

**Date of Denial:**

**Postponements:** 1/13/11

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 3/28/2011

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**