

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-E-05-RZ **Related File Number:**
Application Filed: 8/24/2005 **Date of Revision:** 9/15/2005
Applicant: B & J ENTERPRISES
Owner:

PROPERTY INFORMATION

General Location: South and east sides Bluegrass Rd., northeast of Cheney Rd.
Other Parcel Info.:
Tax ID Number: 144 PART OF 127 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 17 acres
Accessibility: Access is via Bluegrass Rd., a minor collector street with 20' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with residential uses under A, PR and RA zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the south.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac. (Applicant requested 1-4 du/ac.)

Staff Recomm. (Full): PR at the recommended density is an extension of zoning from the north and south, is compatible with surrounding development and is consistent with the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.
3. The recommended lesser density is more consistent with surrounding development densities. The subdivision to the south is zoned for up to 4 du/ac, but has been developed at less than 2 du/ac. Other surrounding RA zoned development in the area is developed at a density of 2-3 du/ac.
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 and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 51 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 510 vehicle trips per day to the street system and about 42 children under the age of 18 to the school system. At the applicant's requested density, up to 68 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 680 vehicle trips per day to the street system and about 56 children under the age of 18 to the school system.
3. Required sight distance on Bluegrass Rd. appears to be available for access to the development, but will need to be certified on the development plan.
4. The recommended zoning and density 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. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
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 area in the future on properties which are designated for low density residential use by the sector plan.

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.

MPC Action: Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 10/13/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/21/2005

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: