

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: 12-L-06-RZ **Related File Number:**
Application Filed: 11/2/2006 **Date of Revision:**
Applicant: VICTOR JERNIGAN
Owner:

PROPERTY INFORMATION

General Location: Southeast side Babelay Rd., southwest of Harris Rd.
Other Parcel Info.:
Tax ID Number: 50 116, 117 **Jurisdiction:** County
Size of Tract: 11.7 acres
Accessibility: Access is via Babelay Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and vacant land
Surrounding Land Use:
Proposed Use: Residential **Density:** 4 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR and SLPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located in a rural area where low density residential subdivision development under PR zoning has occurred.

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
History of Zoning: None noted for this site, but other property in the area has been rezoned to PR in recent years.

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: Ken Pruitt

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

Staff Recomm. (Full): PR zoning up to 3 du/ac. Is consistent with other recent residential rezoning in the area. The sector plan proposes low density residential uses and slope protection for this site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Other properties in this area are developed with low density residential uses under A, PR and RA zoning.
3. PR at the recommended density is a logical extension of urban zoning and density from the south and will allow the residential development of this site in a manner consistent with other property in the area.
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 this site.
- 2. At the recommended density, up to 35 dwelling units could be proposed for the development. The maximum development of dwellings would add approximately 350 vehicle trips per day to the street system and about 21 children under the age of 18 to the school system. The requested 4 du/ac. density would generate 47 units, 470 vehicle trips per day and 29 children.
- 3. The PR zoning is compatible with the surrounding zoning, and the impact on adjacent properties can be addressed during the use on review/concept plan review process.
- 4. The portions of the site that area characterized by steep slopes should be preserved. Approximately 42% of the site is characterized by steep slopes. (See slope analysis.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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: 12/14/2006

Details of MPC action:

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

Date of MPC Approval: 12/14/2006

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: 1/22/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: