

# 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-O-07-RZ                      **Related File Number:**  
**Application Filed:** 11/5/2007              **Date of Revision:**  
**Applicant:** FORESTBROOK DEVELOPMENT

### PROPERTY INFORMATION

**General Location:** North side Badgett Rd., east side Tooles Bend Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 145 058                      **Jurisdiction:** County  
**Size of Tract:** 4.05 acres  
**Accessibility:** Access is via Tooles Bend Rd., a minor collector street with 18' of pavement width within 50' of right of way, or Badgett Rd., a minor collector street with 17' of pavement with within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential                      **Density:** 3 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR and SLPA  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is developed with rural to low density residential development under A and PR zoning.

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

**Street:** 8741 Badgett Rd  
**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 north and east  
**History of Zoning:** None noted for this site

### 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.:

## MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.  
APPROVE a density of up to 3 du/ac.

Staff Recomm. (Full):

PR zoning at the requested density is compatible with surrounding development and zoning and is consistent with the sector plan proposal for the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the requested density is compatible with the scale and intensity of the surrounding residential development and zoning pattern and is consistent with the current sector plan proposal for the site.
2. PR is a logical extension of zoning and density from the north and east.
3. 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 applicant's requested density, up to 12 dwelling units could be proposed on the subject property. The development of detached dwellings would add approximately 147 vehicle trips per day to the street system and about 8 school aged children to the school system.
3. Upon field review, staff has observed that there may be sight distance issues for access to the development on Tooles Bend Rd. and Badgett Rd. The applicant's engineer has met in the field with and submitted plans to Knox County Engineering for review. Knox County Engineering has stated that they can support the variances that would be required to allow access to Tooles Bend Rd. and that this proposed location could meet sight distance requirements.
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 and slope protection for the site, consistent with the staff's recommended PR zoning and density.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Growth Policy Plan policies, applied to this site, would not allow a density of more than 3 du/ac. The Planned Growth Area is located across Tooles Bend Rd. from this site.
3. If approved at the requested density, this request may generate similar requests for low density residential zoning and densities in the future on surrounding Agricultural zoned properties.

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: 12/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 3 dwelling units per acre

Date of MPC Approval:

12/13/2007

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:** 1/28/2008

**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:**