

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: 2-B-07-RZ
Application Filed: 12/12/2006
Applicant: ED SHERROD

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side Buffat Mill Rd., northeast of Ault Rd.
Other Parcel Info.:
Tax ID Number: 70 D E 003, 004 **Jurisdiction:** City
Size of Tract: 4.63 acres
Accessibility: Access is via Buffat Mill Rd., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Condominium development **Density:** 5.99 du/ac.
Sector Plan: East City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an area that has been developed with detached residential dwellings under R-1 zoning.

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

Street: 4228 Buffat Mill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE RP-1 (Planned Residential) zoning.
APPROVE a density of up to 4 dwellings per acre (Applicant requested up to 5.99 du/ac).

Staff Recomm. (Full):

RP-1 zoning at up to 4 dwellings per acre is consistent with the surrounding development pattern which is primarily detached residential dwellings developed under R-1 zoning. The sector plan proposes low density residential uses for this site. Staff is recommending against the applicant's request for 5.99 du/ac because development at that density, and the proposed condominiums, would be out of character with existing development surrounding this site. A rezoning request was made in 1993 for the adjoining property to the northeast to rezone from R-1 to R-1A. MPC denied that request based on the argument that R-1A zoning would allow multi-dwelling units to be considered, which could negatively impact the character of this neighborhood.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under R-1.
2. RP-1 zoning at up to 4 du/ac is compatible with the scale and intensity of the existing and proposed residential development pattern along Buffat Mill Rd. Approximately 1 mile down Buffat Mill to the northeast is the Buffat Trace Condominium development, zoned RP-1 at 6 du/ac. This is the closest development to the subject property that is zoned RP-1.
3. The recommended density lessens the impact on surrounding land uses, allowing for a more compatible development.
4. RP-1 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 EFFECT 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 18 dwelling units could be proposed on the subject property. This density would add approximately 180 vehicle trips per day to the street system and about 10 school aged children to area schools. The requested 5.99 du/ac would allow approximately 27 units on this site, would generate 270 vehicle trips per day and would add approximately 15 school aged children to area schools.
3. The recommended zoning and density are compatible with the surrounding zoning. The impact on adjacent properties will be minimized during the use-on-review/concept plan process.

CONFORMITY OF THE PROPOSAL ON ADOPTED PLANS

1. The East City One Year Plan and Sector Plan proposes low density residential uses for the site.
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 RP-1 zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a use on review (concept plan if proposed detached units) 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 will also be required at this stage, if deemed necessary of Knoxville Engineering Department and MPC staff.

MPC Action:

Approved

MPC Meeting Date: 3/8/2007

Details of MPC action:

Summary of MPC action:

RP-1 (Planned Residential) at a density up to 4 dwelling units per acre

Date of MPC Approval: 3/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/10/2007

Date of Legislative Action, Second Reading: 4/24/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: