

# 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:** 3-D-07-RZ

**Related File Number:**

**Application Filed:** 2/1/2007

**Date of Revision:**

**Applicant:** NADC

### PROPERTY INFORMATION

**General Location:** North side of Babelay Rd., northeast side of Happy Acres Dr.

**Other Parcel Info.:**

**Tax ID Number:** 50 068

**Jurisdiction:** County

**Size of Tract:** 8.4 acres

**Accessibility:** Access is via Babelay Rd., a minor collector street with 19' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence

**Surrounding Land Use:**

**Proposed Use:** Residential subdivision

**Density:** 4 du/ac

**Sector Plan:** Northeast County      **Sector Plan Designation:** LDR

**Growth Policy Plan:** Urban Growth Area

**Neighborhood Context:** This is a rural residential area that has developed under A, RA, and PR zoning.

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

**Street:** 6009 Babelay 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:** 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 PR (Planned Residential) zoning.  
APPROVE a density up to 4 dwellings per acre.

Staff Recomm. (Full):

PR zoning at up to 4 du/ac. will allow this property to be developed at a density consistent with other residential development under RA and PR zoning on the adjacent property to the west and south. The sector plan proposes low density residential uses for the site.

Comments:

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The Whelaham Farm subdivision, which is south of this site across Babelay Rd., was developed under PR zoning at 4 du/ac.
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 maximum development, this request would add up to 33 residential lots, 220 vehicle trips per day to the road system and about 20 school aged children to area schools.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties can be addressed during the use on review/concept plan review process.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with the 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 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: 3/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (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:** Knox County Commission

**Date of Legislative Action:** 4/16/2007

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 5/29/2007

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**