

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-K-03-RZ **Related File Number:**
Application Filed: 2/10/2003 **Date of Revision:**
Applicant: WIDE HORIZON DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: North side of Bluegrass Rd, northeast of Pine Springs Rd.
Other Parcel Info.:
Tax ID Number: 144 109, 111.01 **Jurisdiction:** County
Size of Tract: 4.14 acres
Accessibility: Access is via Bluegrass Rd., a minor collector street with 50' of right-of-way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 3.3
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under RA, PR and Agricultural zoning.

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

Street: 9117 Bluegrass 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.
History of Zoning: Property to the north was zoned PR @ 1-3 du/ac in the early to mid 1990's.

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: Bonnie Curtiss

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 dwelling units per acre.

Staff Recomm. (Full): PR zoning at 1 to 3 dwelling units per acre is a logical extension of zoning for this site and is compatible with the scale and intensity of surrounding residential development. The Southwest County Sector Plan designates this site for low density residential uses.

Comments: The applicant is proposing to incorporate this property with the adjoining undeveloped acreage of Roefield Subdivision to the north. The plan for this phase of Roefield proposes a secondary access through this property to Bluegrass Rd. Sight distance on Bluegrass Rd appears to be marginal to the east. At the concept plan/use on review stage, 300' feet of clear sight distance will have to be certified in both directions from this proposed entrance. Additionally, due to the amount of traffic which will be generated by this development, a traffic impact study will be required.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Properties in the surrounding area have been rezoned and developed under PR zoning with similar low densities.
- 2. PR zoning will allow this site to be developed along with the adjoining property in a manner consistent with the area development pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public utilities are available to this site from the First Knox Utility District. The availability of these utilities support this site's inclusion in a plan for more intense residential development
- 2. The site has access to Bluegrass Rd., a minor collector street with approximately 18 - 19' of pavement width. If Bluegrass Rd is proposed as a secondary access for Roefield Subdivision, the pavement may need to be widened to 20' to safely accommodate the additional traffic.
- 3. A traffic impact analysis should be provided that identifies needed road improvements and states how those improvements will be implemented.
- 4. Maximum development on the site subject of this rezoning would add 14 housing units, generate approximately 140 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately six children.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The rezoning request is supported by the Southwest County Sector Plan, which proposes low density residential use for this property.
- 2. The area's established low-density residential pattern is appropriate for continued rezonings to PR and other zones that permit such development.

MPC Action: Approved

MPC Meeting Date: 3/13/2003

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: 3/13/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/28/2003

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: