

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-N-06-RZ **Related File Number:**
Application Filed: 2/10/2006 **Date of Revision:**
Applicant: RICHARD LAWHORN
Owner:

PROPERTY INFORMATION

General Location: Southeast side Bluegrass Rd., southeast of Teton Ln.
Other Parcel Info.:
Tax ID Number: 154 050, 050.02 **Jurisdiction:** County
Size of Tract: 2.48 acres
Accessibility: Access is via Bluegrass Rd., a two lane, minor collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwellings
Surrounding Land Use:
Proposed Use: Detached condominium development **Density:** 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in the midst of low density residential development that has occurred under RA and PR zones.

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

Street: 9800 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: 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 of up to 5 dwellings per acre.

Staff Recomm. (Full):

PR zoning at up to 5 du/ac is consistent with surrounding zoning and development. The sector plan proposes low density development for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. PR zoning is located to the east of the subject property, and the subdivision to the south was developed under RA zoning.
3. The PR zoning will allow the 2.4-acre property to be developed as proposed by the applicant.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have a minimal impact on schools and the street system. Future rezoning requests for low density residential development may call for the widening of Maplegreen Ln. to accommodate the additional growth.
3. The proposal will allow 12 units on the site, add approximately 120 vehicle trips per day and add 2 school aged children to the area. The density requested is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

MPC Action:

Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre.

Date of MPC Approval:

3/9/2006

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:

4/24/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR at 1-4 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: