

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: 4-E-04-RZ **Related File Number:** 4-C-04-SP
Application Filed: 3/10/2004 **Date of Revision:**
Applicant: ADVANCED HOME SERVICES, LLC
Owner:

PROPERTY INFORMATION

General Location: South side Bakertown Rd., southeast of Nature Trails Blvd.
Other Parcel Info.:
Tax ID Number: 105 208 **Jurisdiction:** County
Size of Tract: 1.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments and storage units for apartments **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2633 Bakertown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RB (General Residential) zoning.

Staff Recomm. (Full): RB is an extension of zoning from the west and will allow the applicant to expand the existing apartment development which abuts the subject property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RB zoning allows densities of up to 12 du/ac, so the sector plan amendment to MDR is necessary to allow the requested RB zoning.
2. RB is a logical extension of zoning from the west and is compatible with the adjacent apartment development.
3. RB zoning will allow the applicant to expand the existing apartment development from the west under the same zoning category and requirements.
4. The site is too small for consideration of PR zoning, which would be preferable, because of the required MPC approval of a site plan.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. RB zoning would allow the subject property to be developed with up to 20 dwelling units as a permitted use. More units could be considered as an MPC use on review request. With the maximum proposed apartment development, approximately 200 new vehicle trips could be generated and approximately 6 children under age 18 would be added to the school system. Access to Bakertown Rd. will need to be limited to the existing access for the adjacent apartments because of the curve of the road in this section.
3. Apartments are already located on a much larger site to the west of this site. The proposed RB expansion is minor compared to the area already zoned RB and developed with apartments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment of the Northwest County Sector Plan to medium density residential, the requested zoning is consistent with the plan.
2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of the applicant's request could lead to further requests for medium density residential development in this area, contrary to the sector plan proposal for low density residential. Staff would not likely recommend further amendments of the sector plan to medium density residential in this area, because of the low density and rural residential uses in the immediate area.

If approved, these items will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

MPC Action: Approved MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE RB (General Residential)

Date of MPC Approval: 4/8/2004 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: 5/24/2004

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: