# CASE SUMMARY

APPLICATION TYPE: REZONING

File Number:	4-O-05-RZ	Related File Number:
Application Filed:	3/14/2005	Date of Revision:
Applicant:	LUTTRELL DEVELOPMENT, LLC	
Owner:		

KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8

www•knoxmpc•org

#### - ----

#### PROPERTY INFORMATION

General Location:	South side Babelay Rd., southeast of Happy Acres Rd.		
Other Parcel Info.:			
Tax ID Number:	50 112, 11201 & 11202	Jurisdiction:	County
Size of Tract:	64.98 acres		
Accessibility:	Access is via Babelay Rd., a minor collector street with 20' of pavement within a 40' right-of-way.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Vacant land and sing	Vacant land and single family detached residence	
Surrounding Land Use:			
Proposed Use:	Single family detached residential Density: 4 du/ac		Density: 4 du/ac
Sector Plan:	Northeast County	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	This is a rural residential area that has developed under A and RA zoning, and, in recent years, has seen an increase in urban residential development under PR zoning as urban services have been extended into the area.		

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

Street:

6036 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:** 

# 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.:

Planner In Charge:       Ken Pruit         Staff Recomm. (Abbr.):       APPROVE PR (Planned Residential) zoning.         Staff Recomm. (Full):       PR zoning at 1 to 4 du/ac. will allow this property to be developed at a density consistent with other residential development under RA zoning on the adjacent property to the north 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 aczoning pattern.       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.         3. PR at the recommended acreage and density, up to 260 additional dwelling units could be proposed for the development. The 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 the recommended acreage and density up to 260 additional dwelling units could be proposed for the development. The development of 152 children under the age of 16 to the school system.         3. The proposal is compatible with the Surrounding zoning, and the impact on adjacent properties can be addressed during the use on review doncept plan review process.         CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS		MPC	ACTION AND DISPOSITIO	V
APPROVE a density of 1 to 4 dwalkings per acre         Staff Recomm. (Full):       PR zoning at 1 to 4 dwalc. will allow this property to be developed at a density consistent with other residential development under RA zoning on the adjacent property to the north 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 dwalc is compatible with the scale and intensity of the surrounding development and zoning pattern.         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. Uning 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 sever utilities are available in the area to serve this site.         2. At the recommended acreage and density, up to 260 additional dwellings would add approximately 2600 vehicle tips per day to the street system and about 152 children under the age of 18 to the school system.         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	Planner In Charge:	Ken Pruitt		
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.       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 sever utilities are available in the area to serve this site.         2. At the recommended acreage and density, up to 260 additional dwelling units could be proposed for the development. The development of single family detached dwellings would ad approximately 2600 vehicle trips per day to the street system and about 152 children under the age of 18 to the school system.         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       1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with the proposal.         2. The recommended acreage and development. The plan will show the property's development.       3. The proposal is compatible with the surrounding zoning in this area in the future, consistent with	Staff Recomm. (Abbr.):			
<ul> <li>PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.</li> <li>Other properties in this area are developed with low density residential uses under A, PR and RA zoning.</li> <li>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.</li> <li>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.</li> <li>THE EFFECTS OF THE PROPOSAL</li> <li>Public water and sewer utilities are available in the area to serve this site.</li> <li>At the recommended acreage and density, up to 280 additional dwelling units could be proposed for the development. The development of single family detached dwellings would add approximately 2600 vehicle trips per day to the street system and about 152 children under the age of 18 to the school system.</li> <li>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.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>The stree is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> <li>This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential acrea plan proves of plan proposed.</li> <li>Upon final approval of the rezoning, the development will be required to submit a concept plan/use on review development plan prior to the property 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</li></ul>	Staff Recomm. (Full):	residential developm	nent under RA zoning on the adjacent p	
MPC Action:ApprovedMPC Meeting Date: 4/14/2005Details of MPC action:Summary of MPC action:APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre	Comments:	<ol> <li>PR zoning at up and zoning pattern.</li> <li>Other properties and RA zoning.</li> <li>PR at the recommand will allow the rearea.</li> <li>PR zoning will reproperty. During thi and other developm</li> <li>THE EFFECTS OF         <ol> <li>Public water and</li> <li>At the recomment the development. The development. The vehicle trips per day system.</li> <li>The proposal is of be addressed during</li> </ol> </li> <li>CONFORMITY OF         <ol> <li>The site is locate Policy Plan map.</li> <li>This request may with the low density</li> </ol> </li> <li>Upon final approval review development proposed lot pattern constructed. Gradin</li> </ol>	to 4 du/ac is compatible with the scale a in this area are developed with low den mended density is a logical extension o sidential development of this site in a m equire MPC use on review approval of s is review, potential issues such as traffic ent concerns can be addressed. THE PROPOSAL sewer utilities are available in the area nded acreage and density, up to 260 ac the development of single family detach to the street system and about 152 chi compatible with the surrounding zoning, g the use on review/concept plan review THE PROPOSAL TO ADOPTED PLAN ounty Sector Plan proposes low density ad within the Planned Growth Area on the y generate similar requests for residentian residential sector plan proposal. of the rezoning, the developer will be re- t plan prior to the property's development and street network and will also identifing and drainage plans may also be requ	asity residential uses under A, PR f urban zoning and density from the south hanner consistent with other property in the ite plans prior to any development of the c, drainage, access, topography, lot layout to serve this site. dditional dwelling units could be proposed for ed dwellings would add approximately 2600 iddren under the age of 18 to the school and the impact on adjacent properties can v process. IS v residential uses for the site, consistent with he Knoxville-Knox County-Farragut Growth al zoning in this area in the future, consistent equired to submit a concept plan/use on nt. The plan will show the property's y the types of residential units that may be
Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre	MPC Action:			MPC Meeting Date: 4/14/2005
	Details of MPC action:			
Date of MPC Approval:     4/14/2005     Date of Denial:     Postponements:	Summary of MPC action:	APPROVE PR (Plar	nned Residential) at a density of 1 to 4 o	dwelling units per acre
	Date of MPC Approval:	4/14/2005	Date of Denial:	Postponements:

ACTION AND DIODOOITION

LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knox County Commission	
Date of Legislative Action:	5/23/2005	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: