

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-J-07-RZ                      **Related File Number:**  
**Application Filed:** 4/2/2007                      **Date of Revision:**  
**Applicant:** VICTOR JERNIGAN / BUFFAT MILL ESTATES

### PROPERTY INFORMATION

**General Location:** Southeast side of Buffat Mill Rd., northwest side of Monte Vista Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 59 M D 001, 30.01, & 30.02    **OTHER:** 060PA026, 28. & 28.    **Jurisdiction:** City  
**Size of Tract:** 13 acres  
**Accessibility:** Access is via Buffat Mill Rd., a collector street with 18' of pavement width within a 60' right-of-way and Monte Vista Rd., a local street with 16' of pavement width within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision                      **Density:** 5.99  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** Property in the area is zoned R-1 and RP-1 residential. The existing development to the west and south is primarily detached residential dwellings. Attached residences are located to the northeast of the site.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** none noted  
**Extension of Zone:** Yes, from the north, east and south.  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned RP-1 in recent years.

### 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 RP-1 (Planned Residential) zoning.  
APPROVE a density up to 5.99 du/ac.

Staff Recomm. (Full): RP-1 zoning at up to 5.99 dwellings per acre is consistent with the surrounding development pattern which is primarily detached and attached residential dwellings developed under R-1 and RP-1 zoning. These six parcels will be combined with an adjoining subdivision, Buffat Trace, to the northeast and undeveloped parcels to the east and south. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. Other properties in the immediate area are developed with residential uses under R-1 and RP-1 zoning.  
2. RP-1 zoning at up to 5.99 du/ac is compatible with the surrounding development and zoning pattern, and is consistent with the One Year Plan proposal for the property.  
3. These six parcels will be combined with an existing subdivision (Buffat Trace) and undeveloped parcels to the east and south of the site. Buffat Trace is an attached residential development with 84 of lots on 14.2 acres. This development, along with a 54.9 acre tract to the east, a 6 acre site to the southeast, and 2 parcels to the south (less than one acre combined) will be combined to develop a residential community containing attached and detached housing.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request will add 77 attached residential lots, 770 vehicle trips per day to the road system and about 8 school aged children to area schools. If combined with previously approved parcels and the two additional parcels being considered at MPC's May 10, 2007 meeting, the development will contain approximately 76 acres.
3. The proposed RP-1 zoning will require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties. The applicant may be required to revise the previously approved Traffic Impact Study for the adjoining lots in order to accommodate the additional units on the street system when the development plan is submitted.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The RP-1 zoning at a density up to 5.99 dwellings per acre is consistent with the One Year Plan and East City Sector Plan proposals of low density residential uses for this area.
2. The site is designated as Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action: RP-1 (Planned Residential) at a density up to 5.99 dwelling units per acre

Date of MPC Approval: 5/10/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

**Date of Legislative Action:** 6/5/2007

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 6/19/2007

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**