# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 5-K-07-RZ Related File Number:

Application Filed: 4/2/2007 Date of Revision:

Applicant: VICTOR JERNIGAN / BUFFAT MILL ESTATES



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### PROPERTY INFORMATION

General Location: Northwest side of Ross Rd., northeast of McIntyre Rd.

Other Parcel Info.:

Tax ID Number: 60 P A 021 Jurisdiction: City

Size of Tract: 13788 square feet

Accessibility: Access is via Ross Rd., a local street with 15' of pavement width within a 30' right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: Attached residential subdivision Density: 5.99 du/ac

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: 5301 Ross Rd

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 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:** 

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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. This parcel will be combined with an adjoining subdivision, Buffat Trace, to the north and undeveloped

parcels to the northwest. 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. This parcel will be combined with adjoining undeveloped parcels and the existing Buffat Trace subdivision to the north of the site. Buffat Trace is an attached residential development with 84 lots on 14.2 acres. This development, along with a 54.9 acre tract to the north, a 6 acre site to the northwest, and a parcel to the west 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 about one residential lot, 10 vehicle trips per day to the road system and about 1 child to area schools. If combined with adjoining parcels, the development will be 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 Date of Legislative Action, Second Reading: 6/19/2007

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Ordinance Number:	Other Ordinance Number References

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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