

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: 8-P-06-RZ **Related File Number:**
Application Filed: 7/10/2006 **Date of Revision:**
Applicant: RANDY GUIGNARD
Owner:

PROPERTY INFORMATION

General Location: Northeast side Fountain Park Blvd, southeast side Buffat Mill Rd.
Other Parcel Info.:
Tax ID Number: 70 F F 009.01 **Jurisdiction:** City
Size of Tract: 4.51 acres
Accessibility: Access is via Fountain Park Blvd., a local street with a pavement width of 17' within a 50' right-of-way, and Buffat Mill Rd., a collector street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached **Density:** 5.99 du/ac.
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area of detached residential dwellings.

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

Street: 3600 Buffat Mill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: 4-K-03-UR
Extension of Zone: No
History of Zoning: None noted

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 3 dwellings per acre. Applicant requests up to 5.99 du/ac.

Staff Recomm. (Full): PR zoning at up to 3 units per acre is consistent with the surrounding development pattern. The applicant is proposing to construct attached dwelling units. This site is located in an area consisting of detached dwelling units. The sector plan proposes low density residential use for this site. Staff is denying the applicants request for 5.99 du/ac due to the character of the existing area which has developed with densities ranging from 2-3 du/ac. The applicant is proposing to access the site from Fountain Park Blvd. rather than Buffat Mill Rd. Staff has concern regarding the use and extension of Fountain Park Blvd. This is an existing local street that will have to accommodate additional traffic as a result of development to this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under R-1 zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern.
3. According the Knoxville Department of Engineering, there are retention issues on this site. This property drain into the Prosser Rd. sinkhole. The applicant should be aware that this issue will need to be address at the use on review process.
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 EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The requested 5.99 du/ac development would allow up to 27 units on this site and would generate 270 vehicle trips per day and would add approximately 7 school aged children to the area school system. The proposed 3 du/ac would allow up to 13 dwelling units, would add approximately 130 vehicle trips per day to the street system and about 3 school aged children to the area school system.
3. The proposal for PR zoning is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/final plat process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City One Year Plan proposes low density residential uses for the site. Due to potential drainage issues the developer of the property should understand that such constraints may not allow development of the property at the approved density.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on property which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a use on review (concept plan if proposed detached units) development plan prior to the property's 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 be constructed. Grading and drainage plans will also be required at this stage, if deemed necessary of Knoxville Engineering and MPC staff.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 7/24/2006

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/29/2006

Date of Legislative Action, Second Reading: 9/12/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: