

▶ **FILE #:** 12-L-06-RZ

**AGENDA ITEM #:** 73

**AGENDA DATE:** 12/14/2006

▶ **APPLICANT:** VICTOR JERNIGAN

OWNER(S): WOODS ALICE FAYE

TAX ID NUMBER: 50 116, 117

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side Babelay Rd., southwest of Harris Rd.

▶ **APPX. SIZE OF TRACT:** 11.7 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Babelay Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District  
 Sewer Source: KUB

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Dwelling and vacant land

▶ **PROPOSED USE:** Residential

**DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to PR in recent years.

SURROUNDING LAND USE AND ZONING: North: Residences / A Agricultural

South: Vacant land / PR Residential

East: Residences and vacant land / A Agricultural

West: Residences and vacant land A and PR Residential

NEIGHBORHOOD CONTEXT: This site is located in a rural area where low density residential subdivision development under PR zoning has occurred.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.**

**APPROVE a density up to 3 du/ac. Applicant requested 4 du/ac.**

PR zoning up to 3 du/ac. Is consistent with other recent residential rezoning in the area. The sector plan proposes low density residential uses and slope protection for this site

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at up to 3 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

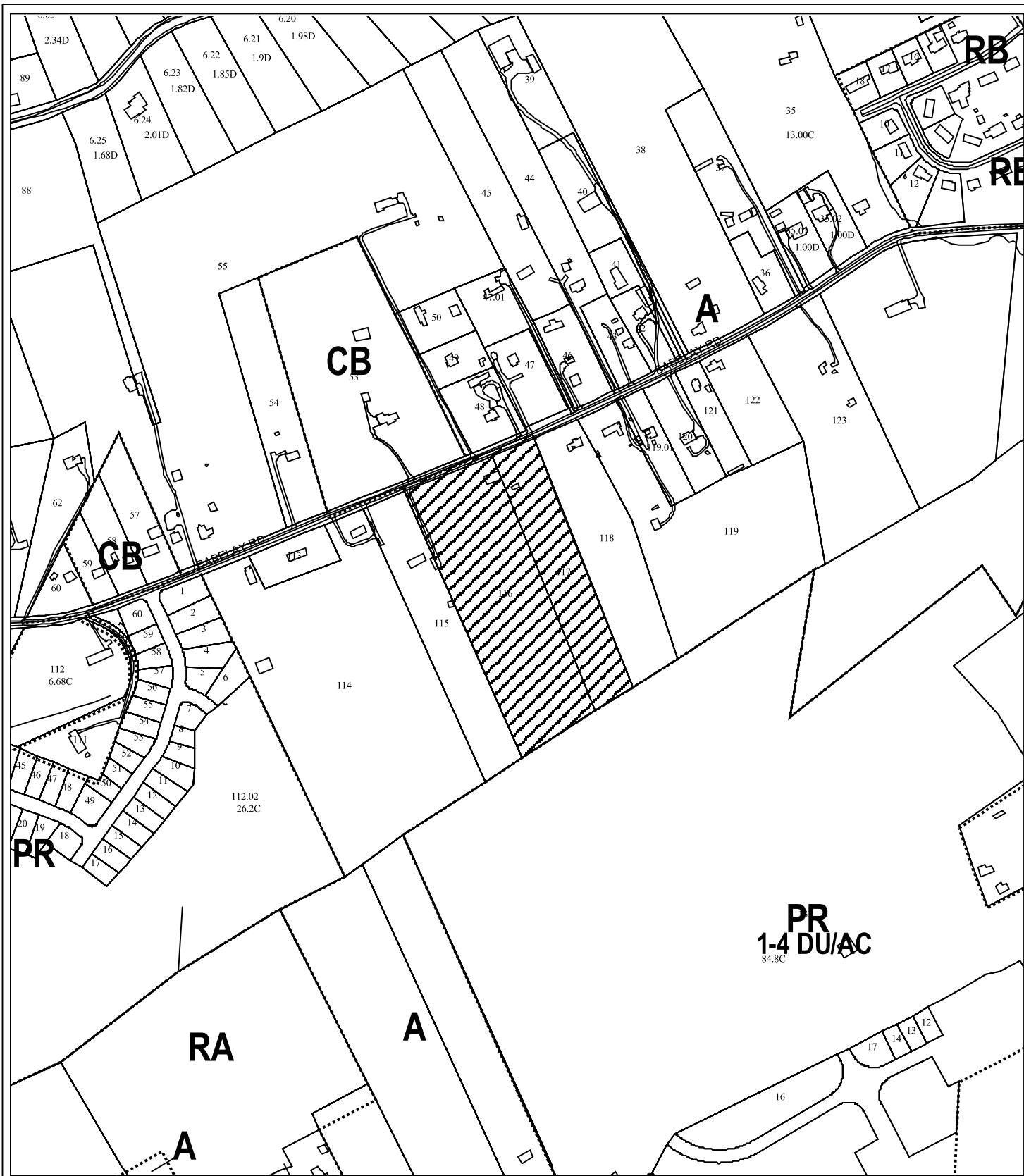
1. Public water and sewer utilities are available in the area to serve this site.
2. At the recommended density, up to 35 dwelling units could be proposed for the development. The maximum development of dwellings would add approximately 350 vehicle trips per day to the street system and about 21 children under the age of 18 to the school system. The requested 4 du/ac. density would generate 47 units, 470 vehicle trips per day and 29 children.
3. The PR zoning is compatible with the surrounding zoning, and the impact on adjacent properties can be addressed during the use on review/concept plan review process.
4. The portions of the site that area characterized by steep slopes should be preserved. Approximately 42% of the site is characterized by steep slopes. (See slope analysis.)

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review 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 may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2007. 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.



12-L-06-RZ  
REZONING

Petitioner: Victor Jernigan

Map No: 50

Jurisdiction: County

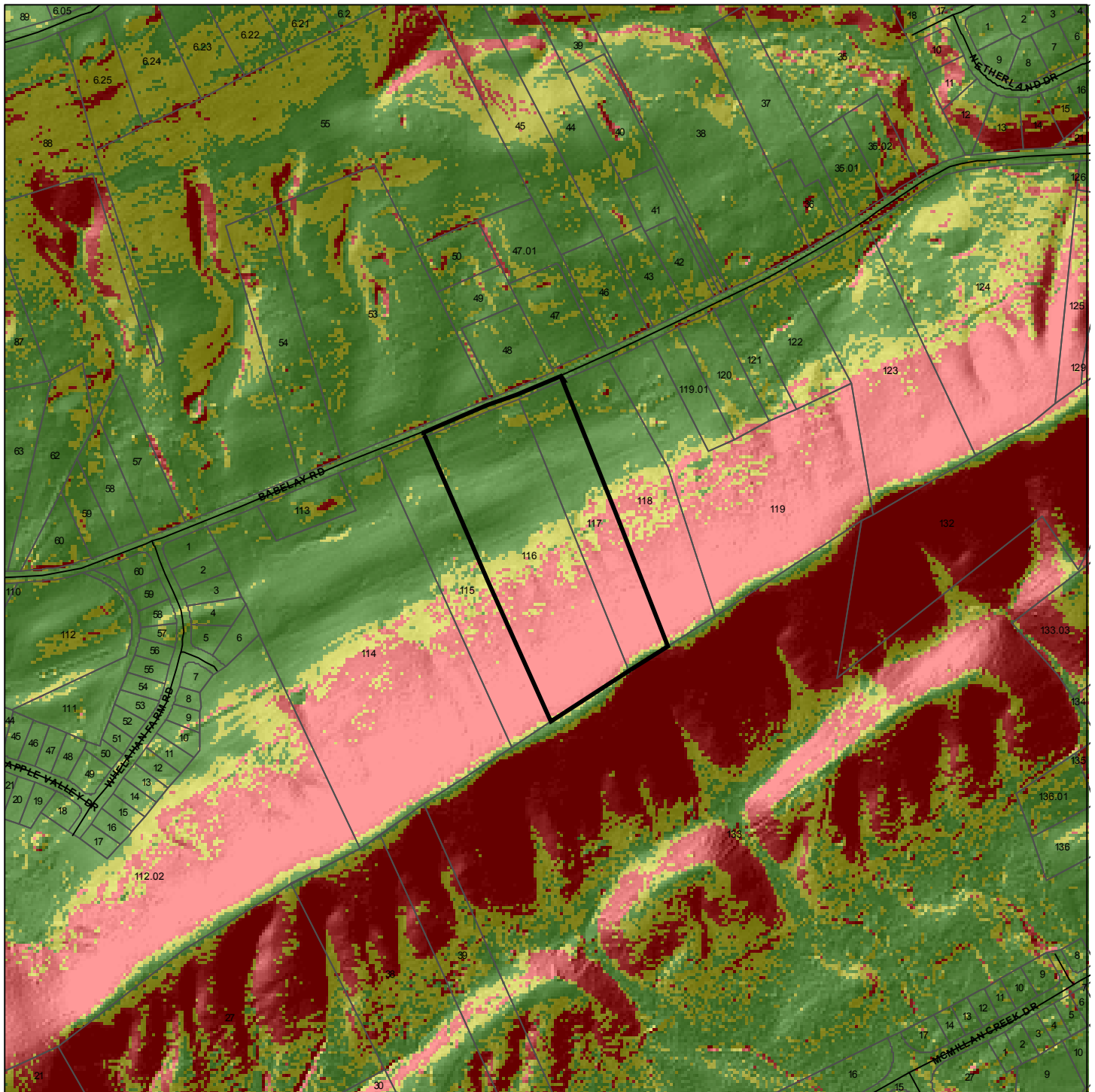
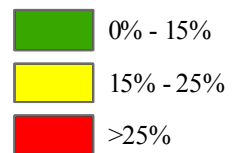


From: A (Agricultural)  
To: PR (Planned Residential)

Original Print Date: 11/20/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

# 12-L-06-RZ Slope Analysis

## Percent Slope



12-L-06-RZ  
REZONING

Petitioner: Victor Jernigan



From: A (Agricultural)  
To: PR (Planned Residential)

Original Print Date: 11/28/2006 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 50

Jurisdiction: County



12-L-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	9269	5.3197	44.30%
15%-25%	2	2859	1.6408	13.67%
> 25%	3	8794	5.0471	42.03%
Total Acres			12.0076	100.00%