

▶ **FILE #:** 3-D-06-RZ

AGENDA ITEM #: 61

AGENDA DATE: 3/9/2006

▶ **APPLICANT:** S & E PROPERTIES

OWNER(S): SAME

TAX ID NUMBER: 154 078

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side Bluegrass Rd, northeast of Legacy Park Rd.

▶ **APPX. SIZE OF TRACT:** 2.8 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bluegrass Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family residential

DENSITY PROPOSED: 1 to 4 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / A Agricultural

South: Residence and vacant land / A Agricultural

East: Residence and vacant land /A and RA Residential

West: Residences / PR Residential

NEIGHBORHOOD CONTEXT: This site is within a developing residential area that is occurring under A, RA and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density up to 4 dwellings per acre**

PR zoning at up to 4 du/ac is consistent with surrounding residential uses and zoning. The sector plan proposes low density residential use for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.
3. The recommended lesser density is more consistent with surrounding development densities. The subdivision to the south is zoned for up to 4 du/ac, but has been developed at less than 2 du/ac. Other surrounding RA zoned development in the area is developed at a density of 2-3 du/ac.

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

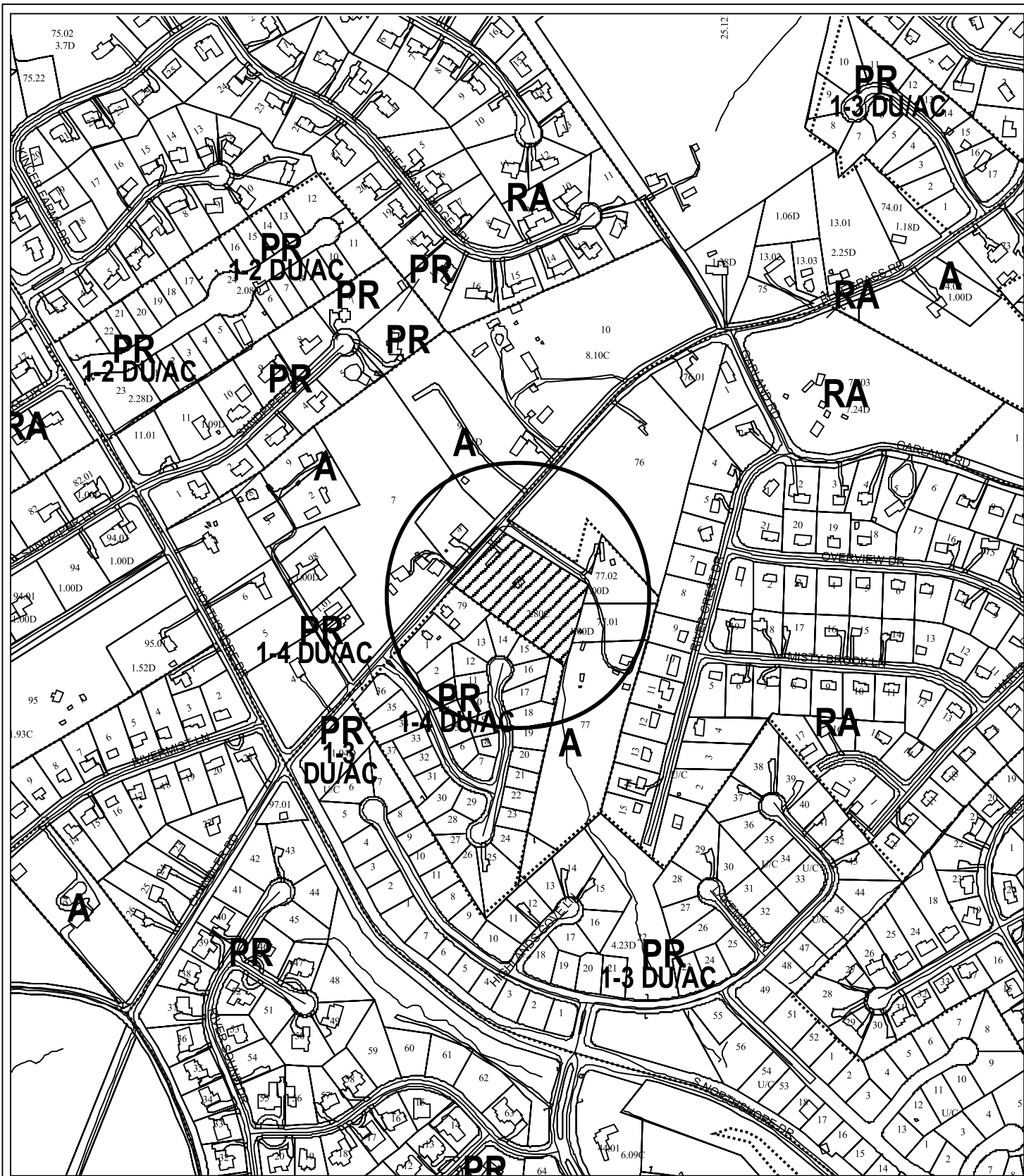
1. Public water and sewer utilities are available in the area to serve the site.
2. At 4 du/ac density, up to 11 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 110 vehicle trips per day to the street system and about 9 children under the age of 18 to the school system.
3. Required sight distance on Bluegrass Rd. appears to be available for access to the development, but will need to be certified on the development plan.
4. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned 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 properties which are designated for low density residential use by the sector plan.

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 4/24/2006. 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.



**3-D-06-RZ
REZONING**

Petitioner: S & E Properties

Map No: 154

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 02/24/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

