

▶ **FILE #:** 3-M-06-RZ

**AGENDA ITEM #:** 70

**AGENDA DATE:** 3/9/2006

▶ **APPLICANT:** MICHAEL BRADY, INC.

OWNER(S): HUGHES KEVIN

TAX ID NUMBER: 91 M C 001-005 091-288,289,295

JURISDICTION: County Commission District 3

▶ **LOCATION:** Northwest side Bakertown Rd., east of Sands Rd., west of Foote Mineral Ln.

▶ **APPX. SIZE OF TRACT:** 22.18 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Bakertown Rd., a two lane, minor collector street with 20' of pavement within a 40' right-of-way, and Sands Rd., a local street being widened to 18' of pavement with a developing subdivision.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** A (Agricultural) and RB (General Residential)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Condominiums

**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 months.

SURROUNDING LAND USE AND ZONING: North: Mobile home park and subdivision / PR and RB Residential

South: Residences / A and PR Residential

East: Residences and vacant land / A Agricultural

West: Residences / A and PR Residential

NEIGHBORHOOD CONTEXT: This property is within a residential area that has seen recent subdivision development under PR.

**STAFF RECOMMENDATION:**

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

PR zoning is the appropriate zone for any development consideration of this site due to the sink hole that covers much of the property. The sector plan proposes low density residential use for this site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at up to 4 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, RA and RB

zoning.

3. 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 acreage and density, up to 88 additional dwelling units could be proposed for the overall development. The development of single family detached dwellings would add approximately 880 vehicle trips per day to the street system and about 58 children under the age of 22 to the school system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties can be minimized during the use on review/concept plan review process.
4. Development of the property to the maximum density allowed by the approved zoning may be limited due to the sink hole on the site.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the 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 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 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.



From: <[clharnden@hotmail.com](mailto:clharnden@hotmail.com)>  
To: <[commission@knoxcounty.org](mailto:commission@knoxcounty.org)>  
Sent: Monday, February 27, 2006 2:58 PM  
Subject: Commission Website ([MPC File 3-M-06-RZ, Agenda Item No. 70](#))

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> This email was received from [clharnden@hotmail.com](mailto:clharnden@hotmail.com)

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> I live at 2518 bakertown rd .I received notice in the mail re: rezoning for the property next door to me from agriculture to rezoning for condo\'s.i have talked to mr bardy but he was somewhat evasive about how many and where are they going to put the 80 units he is proposing.This valley is a flood zone and at times has flooded mid way up to my barn.If he is planning on putting that many units I would like to voice a \"no\" on this matter because of high traffic already and adding more problem drainage to what already is a problem.Mosquito\'s have never been worse around here than in the last few years.i can\'t be at meeting Thursday but wned to voice my concerns.Please forward this to whoever it needs to go to

Thank you, Cindie Harnden

**From:** "cindie harnden" <clharnden@hotmail.com>  
**To:** <contact@knoxmpc.org>  
**Date:** 3/2/2006 12:10:19 PM  
**Subject:** rezoning property on Bakertown Rd

Hi,

I live next door to some property that is up to be rezoned on March 9. I am going to try to make it to the meeting but if I can't come here are some issues I would like someone to consider. The two roads that are planned are in bad sight areas, particularly the one on Bakertown Rd. If they are planning to put in 80 condo's that to me equals 160 extra cars on what is a very busy road as it is now. It also looks like the street coming from Sands Lane, that is a one lane road, will bring extra traffic that will cut through the valley to Bakertown.

I have talked to Mr. Brady re: the flood zone and he told me there will be a retention pond. Well, I have pictures of my barn that is at the bottom of my lot, that has been flooded up to the middle of the barn. The whole valley has flooded several times, enough one time that we had ducks making nests and a horrible mosquito problem the entire summer.

The water comes down from the ridge, that is where the flooding problem comes from the most, so I don't see where a retention pond could help that.

I hope someone will respond to this email. I have lots of pictures from the past where it has flooded, I will be glad to send copies.

This property was up to be rezoned a couple of years ago when Mr. Hughes bought it, and it was not approved then either. I brought the pictures in for Mr. Kelly to look at and he agreed that it was a problem with flooding.

Thank you so much for any response ahead of time.

Sincerely,

Cindie Harnden

2518 Bakertown Rd.

Knoxville, Tn. 37931

My house is next door on the east side.

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