

▶ **FILE #:** 3-N-06-RZ

**AGENDA ITEM #:** 71

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

▶ **APPLICANT:** RICHARD LAWHORN

OWNER(S): CLOWERS WILLIAM B SR (LIFE INTEREST) & CLOWERS  
 LAWHORN RICHARD C

TAX ID NUMBER: 154 050, 050.02

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southeast side Bluegrass Rd., southeast of Teton Ln.

▶ **APPX. SIZE OF TRACT:** 2.48 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bluegrass Rd., a two lane, minor collector street with 20' of pavement within a 50' 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:** Single family dwellings

▶ **PROPOSED USE:** Detached condominium development

**DENSITY PROPOSED:** 5 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 / PR Residential

South: Residences / PR Residential

East: Residences / PR Residential

West: Residences / A and RA Residential

NEIGHBORHOOD CONTEXT: This site is in the midst of low density residential development that has occurred under RA and PR zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning**  
**APPROVE a density of up to 5 dwellings per acre.**

PR zoning at up to 5 du/ac is consistent with surrounding zoning and development. The sector plan proposes low density development for this site.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. PR zoning is located to the east of the subject property, and the subdivision to the south was developed under RA zoning.
3. The PR zoning will allow the 2.4-acre property to be developed as proposed by the applicant.

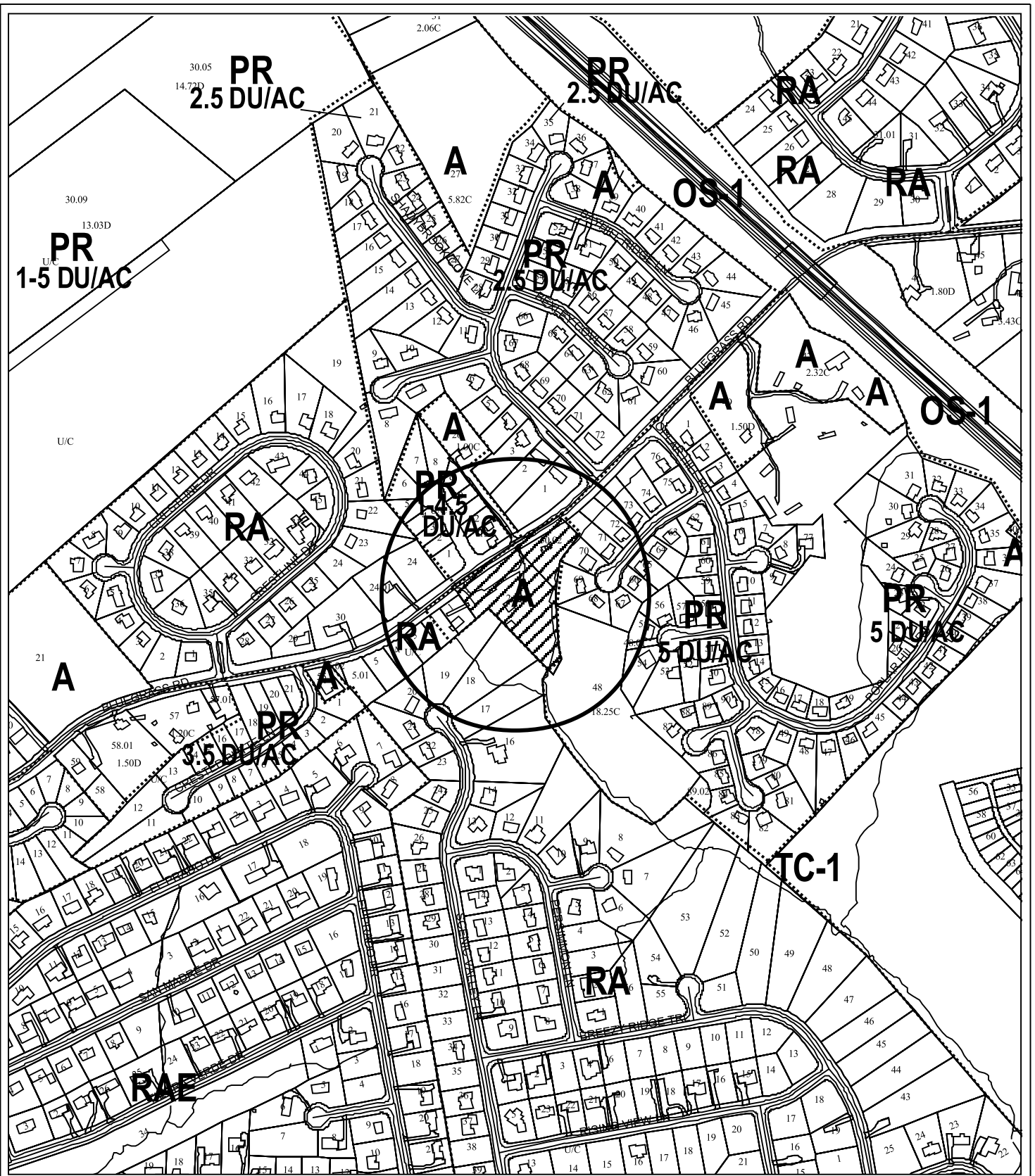
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have a minimal impact on schools and the street system. Future rezoning requests for low density residential development may call for the widening of Maplegreen Ln. to accommodate the additional growth.
3. The proposal will allow 12 units on the site, add approximately 120 vehicle trips per day and add 2 school aged children to the area. The density requested is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

#### 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 could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

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-N-06-RZ  
REZONING**

Petitioner: Richard Lawhorn

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

