



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 2-B-07-RZ

AGENDA ITEM #: 64

AGENDA DATE: 3/8/2007

▶ **APPLICANT:** ED SHERROD
OWNER(S): ROBERT & NELLIE SHERROD

TAX ID NUMBER: 70 D E 003, 004
JURISDICTION: City Council District 4
▶ **LOCATION:** Southeast side Buffat Mill Rd., northeast of Ault Rd.
▶ **APPX. SIZE OF TRACT:** 4.63 acres
SECTOR PLAN: East City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Buffat Mill Rd., a collector street with a pavement width of 18' within a 40' right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** R-1 (Low Density Residential)
▶ **ZONING REQUESTED:** RP-1 (Planned Residential)
▶ **EXISTING LAND USE:** Residence and vacant land
▶ **PROPOSED USE:** Condominium development
DENSITY PROPOSED: 5.99 du/ac.
EXTENSION OF ZONE: No
HISTORY OF ZONING: None noted
SURROUNDING LAND USE AND ZONING: North: Residence / R-1 (Low Density Residential)
South: Residence / R-1 (Low Density Residential)
East: Residence / R-1 (Low Density Residential)
West: Residence / R-1 (Low Density Residential)
NEIGHBORHOOD CONTEXT: This site is located in an area that has been developed with detached residential dwellings under R-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE RP-1 (Planned Residential) zoning.**
APPROVE a density of up to 4 dwellings per acre (Applicant requested up to 5.99 du/ac).

RP-1 zoning at up to 4 dwellings per acre is consistent with the surrounding development pattern which is primarily detached residential dwellings developed under R-1 zoning. The sector plan proposes low density residential uses for this site. Staff is recommending against the applicant's request for 5.99 du/ac because development at that density, and the proposed condominiums, would be out of character with existing development surrounding this site. A rezoning request was made in 1993 for the adjoining property to the northeast to rezone from R-1 to R-1A. MPC denied that request based on the argument that R-1A zoning would allow multi-dwelling units to be considered, which could negatively impact the character of this neighborhood.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under R-1.
2. RP-1 zoning at up to 4 du/ac is compatible with the scale and intensity of the existing and proposed residential development pattern along Buffat Mill Rd. Approximately 1 mile down Buffat Mill to the northeast is the Buffat Trace Condominium development, zoned RP-1 at 6 du/ac. This is the closest development to the subject property that is zoned RP-1.
3. The recommended density lessens the impact on surrounding land uses, allowing for a more compatible development.
4. RP-1 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

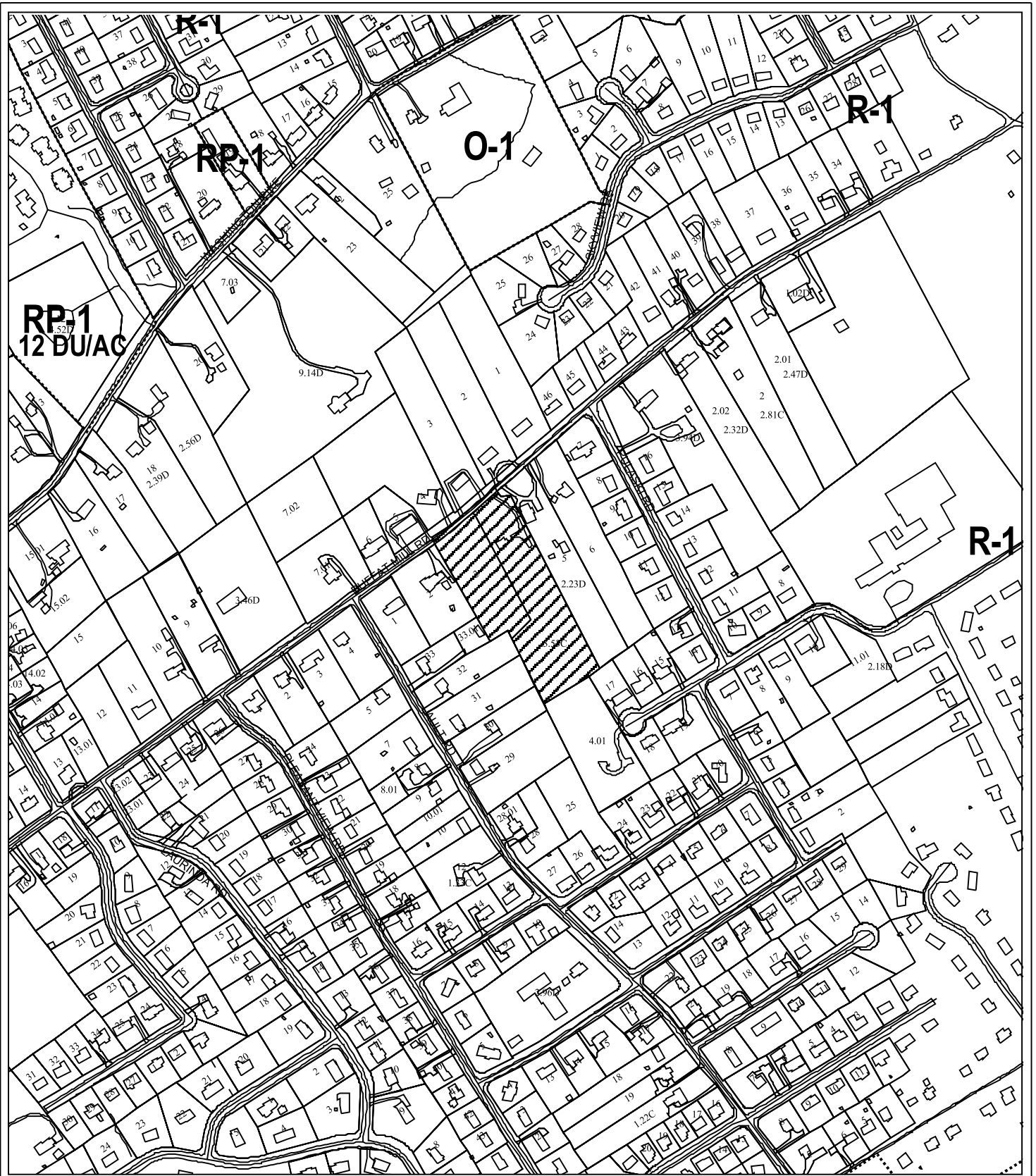
1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 18 dwelling units could be proposed on the subject property. This density would add approximately 180 vehicle trips per day to the street system and about 10 school aged children to area schools. The requested 5.99 du/ac would allow approximately 27 units on this site, would generate 270 vehicle trips per day and would add approximately 15 school aged children to area schools.
3. The recommended zoning and density are compatible with the surrounding zoning. The impact on adjacent properties will be minimized during the use-on-review/concept plan process.

CONFORMITY OF THE PROPOSAL ON ADOPTED PLANS

1. The East City One Year Plan and Sector Plan proposes low density residential uses for the site.
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 RP-1 zoning in this area in the future on properties 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 Department and MPC staff.

If approved, this item will be forwarded to Knoxville City Council for action on 3/13/2007 and 3/27/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-B-07-RZ
REZONING**

Petitioner: Ed Sherrod

Map No: 70

Jurisdiction: City



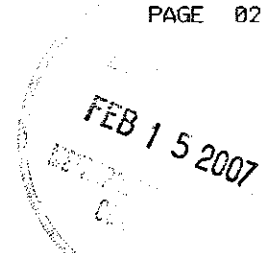
From: R-1 (Low Density Residential)

To: RP-1 (Planned Residential)

Original Print Date: 01/22/07 Revised:

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





TO: Metropolitan Planning Commission

RE: MPC file no. 2-B-07-RZ (Sherrod)
Proposed rezoning of 4228 and 4244 Buffat Mill Rd. from R-1 Single Family LDR to RP-1 Planned Residential LDR to permit condominium development

DATE: 13 February 07

We, the undersigned homeowners who live on Buffat Mill Road across from the proposed rezoning, are opposed to rezoning these two lots for condominiums.

Dick Penner
Susan Becker

Dick Penner & Susan Becker
4229 Buffat Mill Road

Dale Robn
Vickie Chiocca by Dale Robn

Dale Robinson & Vickie Chiocca
4257 Buffat Mill Road

Opal Howard
Opal Howard
4223 Buffat Mill Road

Missy Corcoran
Missy Corcoran
4147 Buffat Mill Road

Vivian Carland
Vivian Carland
4209 Buffat Mill Road
H. P. Miller
Joanne Miller

Handy and Joanne Miller
4245 Buffat Mill Road

Benny Lawson Mary Lawson
Benny & Mary Lawson
4269 Buffat Mill Road