



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

▶ **FILE #:** 5-J-07-RZ

AGENDA ITEM #: 79

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** **VICTOR JERNIGAN / BUFFAT MILL ESTATES**

OWNER(S): RONALD & NOVELLA BINGHAM
C.J. & ANNA HULEN
CHARLES NELSON
PAULINE ROMINES (LIFE EST. ELIZABETH EMMETT & SHERRIE LOONEY)
JOHNNIE SCOTT
RAYBURN & EUGENE WILKERSON

TAX ID NUMBER: 59 M D 001, 30.01, & 30.02 060PA026, 28. & 28.01

JURISDICTION: City Council District 4

▶ **LOCATION:** **Southeast side of Buffat Mill Rd., northwest side of Monte Vista Rd.**

▶ **APPX. SIZE OF TRACT:** **13 acres**

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Buffat Mill Rd., a collector street with 18' of pavement width within a 60' right-of-way and Monte Vista Rd., a local street with 16' of pavement width 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:** **Residences**

▶ **PROPOSED USE:** **Attached residential subdivision**

DENSITY PROPOSED: **5.99**

EXTENSION OF ZONE: Yes, from the north, east and south.

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned RP-1 in recent years.

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential) & RP-1 (Planned Residential)

South: Residences / R-1 (Low Density Residential) & RP-1 (Planned Residential)

East: Attached & Detached Residences / RP-1 (Planned Residential)

West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: Property in the area is zoned R-1 and RP-1 residential. The existing development to the west and south is primarily detached residential dwellings. Attached residences are located to the northeast of the site.

STAFF RECOMMENDATION:

► **APPROVE RP-1 (Planned Residential) zoning.**
APPROVE a density up to 5.99 du/ac.

RP-1 zoning at up to 5.99 dwellings per acre is consistent with the surrounding development pattern which is primarily detached and attached residential dwellings developed under R-1 and RP-1 zoning. These six parcels will be combined with an adjoining subdivision, Buffat Trace, to the northeast and undeveloped parcels to the east and south. The sector plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under R-1 and RP-1 zoning.
2. RP-1 zoning at up to 5.99 du/ac is compatible with the surrounding development and zoning pattern, and is consistent with the One Year Plan proposal for the property.
3. These six parcels will be combined with an existing subdivision (Buffat Trace) and undeveloped parcels to the east and south of the site. Buffat Trace is an attached residential development with 84 of lots on 14.2 acres. This development, along with a 54.9 acre tract to the east, a 6 acre site to the southeast, and 2 parcels to the south (less than one acre combined) will be combined to develop a residential community containing attached and detached housing.

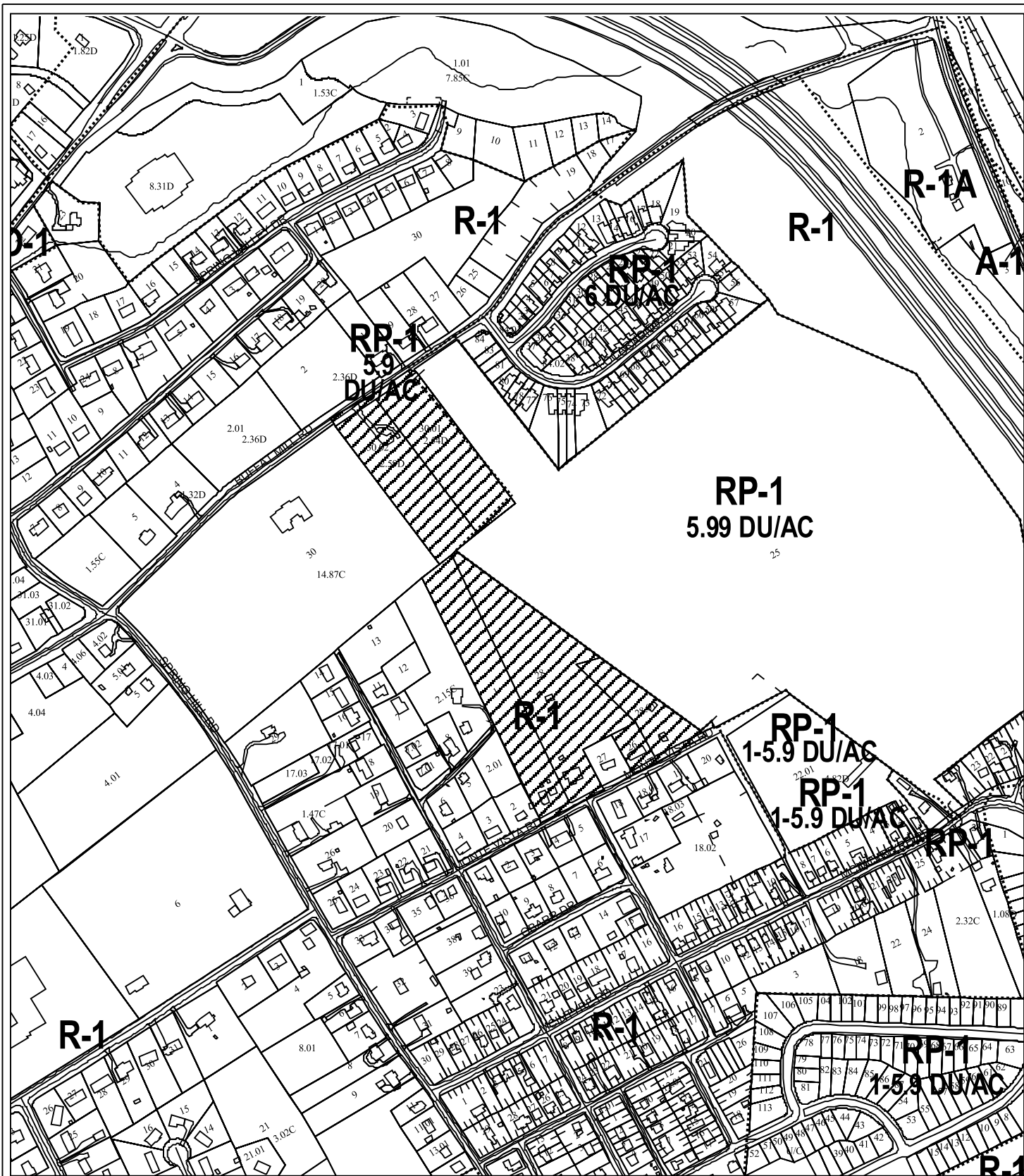
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request will add 77 attached residential lots, 770 vehicle trips per day to the road system and about 8 school aged children to area schools. If combined with previously approved parcels and the two additional parcels being considered at MPC's May 10, 2007 meeting, the development will contain approximately 76 acres.
3. The proposed RP-1 zoning will require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties. The applicant may be required to revise the previously approved Traffic Impact Study for the adjoining lots in order to accommodate the additional units on the street system when the development plan is submitted.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The RP-1 zoning at a density up to 5.99 dwellings per acre is consistent with the One Year Plan and East City Sector Plan proposals of low density residential uses for this area.
2. The site is designated as Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on 6/5/2007 and 6/19/2007. 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.



**5-J-07-RZ
REZONING**



From: R-1 (Low Density Residential)

To: RP-1 (Planned Residential)

Original Print Date: 04/25/07

Revised:

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

Petitioner: Victor Jernigan /
Buffat Mill Estates

Map No: 59

Jurisdiction: City

