

▶ **FILE #:** 5-L-07-RZ

**AGENDA ITEM #:** 81

**AGENDA DATE:** 5/10/2007

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

OWNER(S): VICTOR JERNIGAN

TAX ID NUMBER: 60 P A 023

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of Ross Rd., northeast of McIntyre Rd.

▶ **APPX. SIZE OF TRACT:** 8150 square feet

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Ross Rd., a local street with 15' of pavement width within a 30' 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

▶ **PROPOSED USE:** Attached residential subdivision

**DENSITY PROPOSED:** 5.99 du/ac

EXTENSION OF ZONE: Yes from the north 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 / RP-1 (Planned Residential)  
 South: Residences / RP-1 (Planned Residential) & R-1 (Low Density Residential)  
 East: Residences & I-640 / R-1 (Low Density Residential)  
 West: Residences / RP-1 (Planned Residential) & 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. This parcel will be combined with an adjoining subdivision, Buffat Trace, to the north and undeveloped parcels to the northwest. 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. This parcel will be combined with adjoining undeveloped parcels and the existing Buffat Trace subdivision to the north of the site. Buffat Trace is an attached residential development with 84 lots on 14.2 acres. This development, along with a 54.9 acre tract to the north, a 6 acre side to the northwest, and a parcel to the west will be combined to develop a residential community containing attached and detached housing.

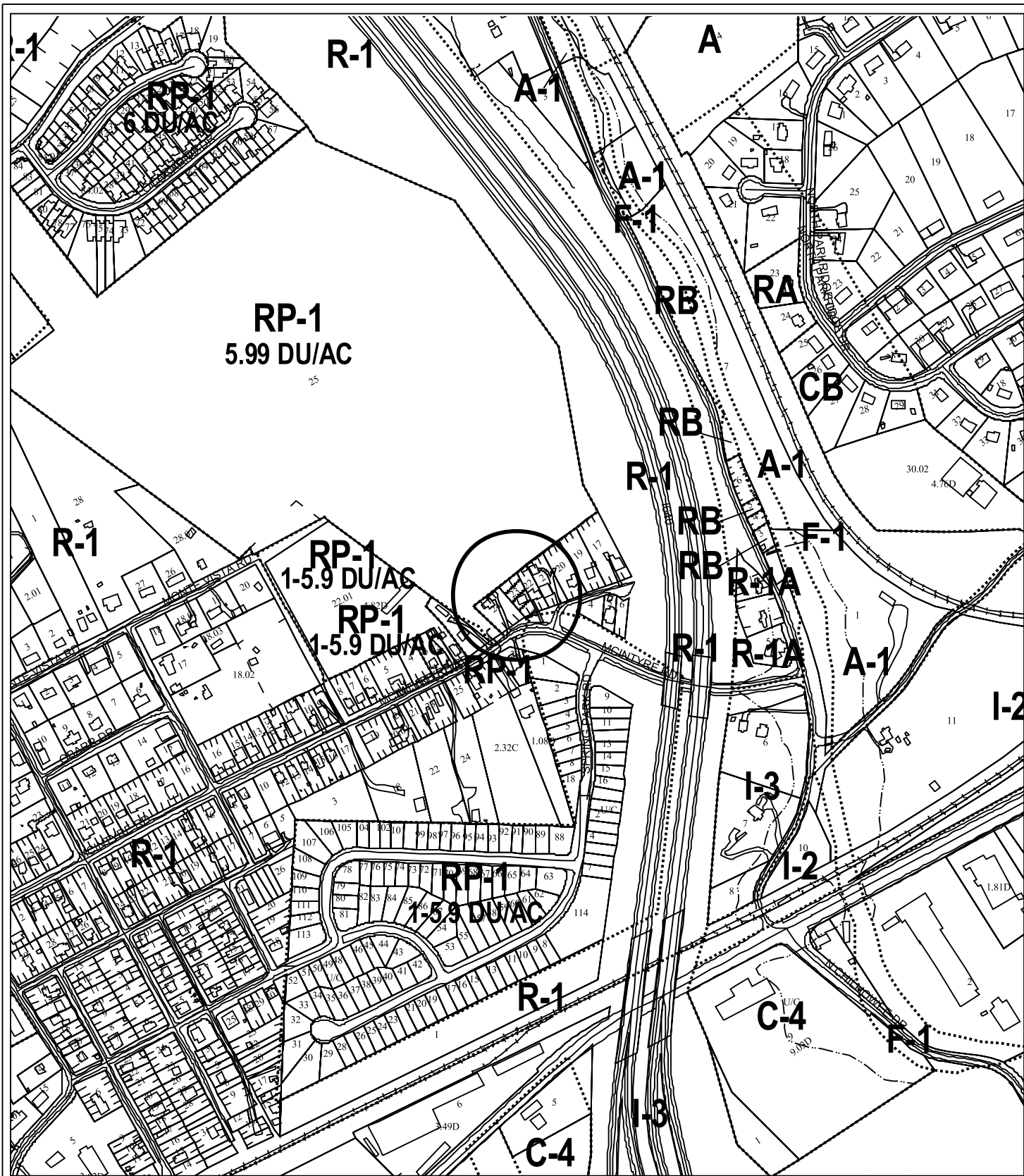
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request will add about one residential lot, 10 vehicle trips per day to the road system and about 1 child to area schools. If combined with adjoining parcels, the development will be 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 proposal 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-L-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 Jermigan /  
Buffat Mill Estates

Map No: 60

Jurisdiction: City

