

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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**File Number:** 10-L-03-RZ                      **Related File Number:**  
**Application Filed:** 9/10/2003              **Date of Revision:**  
**Applicant:** EAGLE BEND REALTY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South and east sides Keller Bend Rd., southwest of Tedford Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 116                      **Jurisdiction:** County  
**Size of Tract:** 16.09 acres  
**Accessibility:** Access is via Keller Bend a local street with 22' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Large lot single family development                      **Density:** 1 dwelling unit per acre  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is within a rural residential area of scattered single family housing on large lots that has developed within A Agricultural zoning.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning  
APPROVE a density of 1 dwelling per acre

Staff Recomm. (Full):

PR zoning at one dwelling per acre is compatible with other residential development found in the area. The sector plan proposes slope protection and low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The request is consistent with the sector plan proposal for low density residential use for this site.
2. The recommended zoning and density will allow development that is compatible with the surrounding development and zoning pattern.
3. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed. The PR zone will also allow for development that respects the part of the site designated for slope protection.

THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available to serve the site. Sewer utilities are available to the area. The developer will have to work with First Knox Utility District to get a sanitary sewer connection as part of the subdivision process.
2. The PR zoning at 1 dwelling per acre would allow the property to be developed with a maximum of 16 lots. The development would generate approximately 160 new vehicle trips per day and would add approximately 7 school-aged children to the school system.
4. The recommended zoning and density would have minimal impact on surrounding properties, as it is compatible with other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and density are consistent with the Southwest County Sector Plan proposal for slope protection and low density residential use of this site.
2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan, which allows PR zoning on local streets at densities up to one dwelling per acre.

MPC Action:

Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 dwelling unit per acre

Date of MPC Approval:

10/9/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action:

11/17/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**