

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: 11-D-05-RZ **Related File Number:**
Application Filed: 10/11/2005 **Date of Revision:**
Applicant: EAGLE BEND REALTY / SCOTT DAVIS
Owner:

PROPERTY INFORMATION

General Location: Northeast end of Bradley Lake Ln., northeast of Amherst Rd.
Other Parcel Info.:
Tax ID Number: 92 054 **Jurisdiction:** County
Size of Tract: 75 acres
Accessibility: Access is via Bradley Lake Ln., a local street with 14' to 16' of pavement width within a 40 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 1 to 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This wooded steeply sloping site is surrounded by residential uses within subdivisions and on larger parcels zoned A, R-1 and PR.

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

Street: 2901 Bradley Lake Ln.
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: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned PR in last several years.

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 to 3 du/ac. (Applicant requested 1 to 4 dus/ac.)

Staff Recomm. (Full): This sloping, wooded site is adjacent to residential subdivision development developed under both R-1 and PR zoning. The sector plan proposes low density residential use and slope protection for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under RA and PR zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern. Other properties zoned PR along Amherst Dr. to the southwest are being developed at up to 3 du/ac. However, those properties don't have the steep topography of this parcel
3. PR 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, Bradley Lake Lane improvements, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. A Traffic Impact Study will be required if over 75 lots are proposed for the development. Maximum development will consist of 225 dwelling units. The development would add approximately 2250 vehicle trips per day to the street system and about 160 children under the age of 18 to the school system. The traffic study should offer design improvements to the present streets and intersections to accommodate the projected increase in traffic from this development.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses and slope protection for the site. Development on the steeper portions of the site will be governed by the subdivision regulations as well as policies in the sector plan for development of such area.
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 PR 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 concept plan/use on review 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 by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 11/10/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/19/2005

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: