CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-I-01-RZ Related File Number:

Application Filed: 11/14/2001 **Date of Revision:**

Applicant: EAGLE BEND REALTY

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: North of Fox Lonas Rd., east of Cedar Bluff Rd.

Other Parcel Info.:

Tax ID Number: 119 1.05 Jurisdiction: County

Size of Tract: 8.3 acres

Accessibility: Access is via an easement from Cedar Bluff Rd., a five lane, minor arterial street, or Fox Lonas Rd., a

minor collector street with three lanes of traffic in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Attached or detached housing Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of the original Sun Chase Apartment complex that was developed under the current PR

zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 0.1 du/ac

Former Zoning:

Requested Zoning: PR (Planned Residential) @ 1 to 6 du/ac

Previous Requests: Property was zoned PR in 1970's as part of the Sunflower Apartment site.

Extension of Zone: Yes

History of Zoning: Property was zoned PR in the 1970's and developed with apartments; the density was reduced for this

part of the site with the development of the catholic church and school on part of the site.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.): DENY request for PR density increase

Staff Recomm. (Full): The subject property, which in part is affected by a moderate grade, is located in an area that has been

impacted by drainage problems, and is crossed by a power line easement, should not be developed with residential uses at the requested density. Furthermore, access to the site may also be inadequate

to support the proposed development.

Comments: This request for PR zoning at 1 to 6 dwellings per acre, should not be approved at this location for the

following reasons:

(1) This property is located in a portion of the Cedar Bluff area that has long been affected by drainage problems. Development of the site could potentially contribute to off-site problems affecting properties

located elsewhere in this drainage basin.

(2) Access to the site is questionable. The applicant is examining the possibility of accessing the property by means of an existing driveway that connects the adjacent tennis club with Fox Lonas Road to the south. A shared driveway to provide access for a residential development that could include as many as 48 dwellings would not be appropriate. There is also the possibility that access can be

provided by an easement to Cedar Bluff Road located to the west.

(3) Approximately 25 to 30 percent of the site is crossed in a north to south direction by a power line easement. Development would be restricted under the power lines that extend through the site.
(4) A moderate grade (12 to 18 percent) affects the western portion of the property, which could make development on this portion of the site difficult. In such areas, the removal of vegetation and grading for

site preparation should be held to a minimum.

The parcel's present density 0.1 dwelling unit per acre was established in 1992 to keep the property low density residential as called for by the adopted sector plan, and allow the majority of the undeveloped portion of the apartment complex to be sold for a church/school campus. Since that time the sector plan has been revised and readopted to show the site for medium density residential. Approval of 1 dwelling per acre would give the applicant some reasonable use of the property for residential purposes.

MPC Action: Approved MPC Meeting Date: 12/13/2001

Details of MPC action:

Summary of MPC action: Approve PR (Planned Residential) at a density of 1-4 dwelling units per acre

Date of MPC Approval: 12/13/2001 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: 1/28/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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