

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: 12-T-06-RZ **Related File Number:**
Application Filed: 11/13/2006 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner:

PROPERTY INFORMATION

General Location: West side Bob Kirby Rd., northwest of Cortez Dr.
Other Parcel Info.:
Tax ID Number: 118 116.02 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Bob Kirby Rd., a minor collector street with 21' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Detached residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with low density residential uses under A, RA, RB and PR zoning.

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

Street: 901 Bob Kirby Rd
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, extension of PR from north and west
History of Zoning: Adjacent property was rezoned PR at 1-4.5 du/ac in 2005 (3-K-05-RZ). MPC then denied a development plan for 34 dwelling units on the site (6-SA-05-C/6-C-05-UR), based on lack of adequate sight distance for access to Bob Kirby Rd.

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 4.5 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full): PR at the requested density is compatible with surrounding residential development in the area and is an extension to the previously approved PR zoning and density from the north and west.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under A, RA, RB and PR zoning.
2. PR zoning at 1 to 4.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be combined with the adjacent property, already approved for PR zoning, for one development. This property was needed to provide adequate sight distance on Bob Kirby Rd. for access to the development.
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, 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. The subject property is proposed to be developed along with the adjacent site, which was approved for PR by MPC on 4/4/05. At the proposed density, 4 additional dwelling units could be proposed for the entire PR zoned site. The development of detached dwellings would add approximately 40 more vehicle trips per day to the street system and about 3 more children under the age of 18 to the school system.
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 for the site, consistent with this proposal.
2. The site is located within the Planned 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 surrounding properties that 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 may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved **MPC Meeting Date:** 12/14/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 4.5 dwelling units per acre

Date of MPC Approval: 12/14/2006 **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: 1/22/2007

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: