

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-A-05-RZ **Related File Number:**
Application Filed: 1/4/2005 **Date of Revision:**
Applicant: EAGLE BEND DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: Northwest side W. Emory Rd., northeast of Copper Ridge Rd.
Other Parcel Info.:
Tax ID Number: 77 136 OTHER: NORTH SIDE W. EMORY RD. ONLY **Jurisdiction:** County
Size of Tract: 39 acres
Accessibility: Access is via Brittany Dr. or Wickam Rd., local streets with 26' pavement widths within 50' rights of way. The property also has frontage on W. Emory Rd., a major arterial street with 23' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential subdivision **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with residential uses under A, RA and PR zoning.

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

Street: 7906 W Emory 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: 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac. (Applicant requested 1-4 du/ac.)

Staff Recomm. (Full): PR at the recommended density is an extension of residential zoning from the east, is compatible with the surrounding development and is consistent with the sector plan proposal for the site. PR development at 1 to 3 du/ac is more consistent with the prevailing residential density in the surrounding area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under A, PR and RA zoning.
2. PR zoning at 1 to 3 du/ac is more compatible with the scale and intensity of the surrounding development and zoning pattern than the requested 4 du/ac. The subdivision directly to the east of this site is zoned RA and is developed at a density of about 1-2 du/ac. The site also has slope constraints which may restrict the property from being developed at the approved density.
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. At the staff's recommended density, up to 117 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,170 vehicle trips per day to the street system and about 82 children under the age of 18 to the school system. At the applicant's requested density, up to 156 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,560 vehicle trips per day to the street system and about 110 children under the age of 18 to the school system.
3. Required sight distance on W. Emory Rd. appears to be available for access to the development, but will need to be certified on the development plan. If more than 75 lots are being proposed, a traffic impact study will be required to be submitted with concept/use on review plans.
4. Staff will likely require the proposed development to have multiple access points. There are two stub streets from the adjacent subdivision to the east that should be utilized for access to the subject property, in addition to W. Emory Rd.
5. 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, 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 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 may also be required at this stage, if deemed necessary by

Knox County Engineering and MPC staff.

MPC Action:

Approved

MPC Meeting Date: 2/10/2005

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: 2/10/2005

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: 3/28/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: