

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 3-L-03-RZ **Related File Number:** 3-B-03-SP
Application Filed: 2/12/2003 **Date of Revision:**
Applicant: EAGLE BEND REALTY, LLC
Owner:

PROPERTY INFORMATION

General Location: South side of Yarnell Rd, west of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 117 097 **Jurisdiction:** County
Size of Tract: 9.3 acres
Accessibility: Access is via Yarnell Rd., a major collector street with 19' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single-family detached subdivision **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Agricultural/Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 11020 Yarnell 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: Adjoining parcel rezoned PR 1-4 du/ac
Extension of Zone:
History of Zoning:

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: Bonnie Curtiss

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning

Staff Recomm. (Full): APPROVE a density of 1 to 3 dwellings per acre (Applicant requested 1 to 4 dwellings per acre)

PR zoning at 1 to 3 dwellings per acre is a logical extension of zoning for this site and is compatible with the scale and intensity of surrounding residential development.

Comments: The applicant is also the developer of a subdivision on the adjoining tract to the east. In January 2003, the Planning Commission approved a concept plan and use on review for a 56-lot single-family subdivision on the adjoining tract. The developer should explore connection between these two subdivisions.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. This site is located on a major collector street and has both public water and sewer service available from the West Knox Utility District.
- 2. The availability of these urban services support this site's more intensive residential development. Additional development in the area would also be appropriate given the current level of those public services.
- 3. The adjoining 20-acre tract to the east of the site was rezoned to PR in November 2002, so this is a logical extension of the zoning for single-family subdivision development.
- 4. PR zoning will allow this site to be developed along with the surrounding property in a manner consistent with the area development pattern.

THE EFFECTS OF THE PROPOSAL

- 1. This proposal would allow consideration of a maximum of 27 units on this site. The maximum development would add approximately 270 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 12 children.
- 2. The PR zoning at a low density designation would be compatible with the surrounding residential uses and zoning.
- 3. The Hickory Creek drainageway runs along the rear portion of this property. As with the related adjoining property to east, this area will need to be protected with any development proposal. Development of the subject property should also include provisions for a greenway as defined in the Knox County Parks Plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Growth Policy Plan allows extensions of low density residential development into the rural areas where urban services are available, and the development will not reasonably impact traffic flow from the subject site through the Planned Growth Area. PR zoning at up 3 dwellings per acre is consistent the densities set by the Growth Policy Plan. A traffic impact analysis shall be provided for any development proposal on the site.
- 2. The Northwest County Sector Plan proposes Low Density Residential use for much of the area surrounding this site. This site is a logical extension of that designation.

MPC Action: Approved **MPC Meeting Date:** 3/13/2003

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: 3/13/2003 **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: 4/28/2003

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: