

# 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-O-06-RZ                      **Related File Number:** 3-F-06-SP  
**Application Filed:** 2/13/2006              **Date of Revision:**  
**Applicant:** EAGLE BEND DEVELOPMENT, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Westland Dr., east of Montacres Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 G D 018    OTHER: 18.02,18.03,18.04,18.05              **Jurisdiction:** County  
**Size of Tract:** 2.67 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 6 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of up to 6 du/ac.

**Staff Recomm. (Full):** PR is a logical extension of zoning from the properties to the north and east, which are zoned PR at densities of 1-8 du/ac and 7 du/ac. The proposal is compatible with surrounding development and zoning. The site, which includes 2.67 acres, is small for PR development, but will allow continuation of the condominium development located to the east. It has been the practice of the staff not to recommend PR zoning on sites less than 5 acres, unless they adjoin other properties zoned PR.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 6 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Other properties in this area are developed with low and medium density residential uses under RA and PR zoning. The 'Highland Point' development to the east is zoned for up to 7 du/ac and is developed at around 5 du/ac. MPC approved PR zoning at 1-8 du/ac on a similar sized property to the north on 3/11/04 (2-J-04-RZ/2-C-04-SP), that has yet to be developed.
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 this site.
2. At the recommended acreage and density, up to 16 dwelling units could be proposed for the development. The development of the proposed single family detached dwellings would add approximately 160 vehicle trips per day to the street system and about 8 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.
4. Staff suggests that the developer consider an attached residential development for this property, because it would allow for more usable open/recreation space and be a more efficient way to address the site's small size.
5. Field inspection of the property indicates that required sight distance appears to be available on Westland Dr. at this location.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to medium density residential, the PR zoning at up to 6 du/ac is consistent with the West City Sector Plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff would anticipate that this request may generate similar requests for medium density residential sector plan designations and zoning in this area in the future, especially on properties in this vicinity on the south side of Westland Dr.

Upon final approval of the rezoning, the developer will be required to submit a use on review and possibly a concept 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:** 3/9/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density up to 6 dwelling units per acre

**Date of MPC Approval:** 3/9/2006

**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:** 4/17/2006

**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:**