

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: 5-F-03-RZ **Related File Number:**
Application Filed: 4/7/2003 **Date of Revision:**
Applicant: EAGLE BEND REALTY, LLC
Owner:

PROPERTY INFORMATION

General Location: North side Woody Dr., west side Canton Hollow Rd.
Other Parcel Info.:
Tax ID Number: 143 32 **Jurisdiction:** County
Size of Tract: 30.1 acres
Accessibility: Access is via Canton Hollow Rd., and Woody Dr., major and minor collector streets respectively with 19' pavements within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Subdivision **Density:** 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by low density residential development that has occurred under A, RA and PR zoning.

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

Street: 10805 Woody Dr
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
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR zoning
APPROVE a density of 1 to 3 dwellings per acre. (Applicant requested 1 to 5 dwellings per acre.)

Staff Recomm. (Full):

PR zoning at 1 to 3 dwellings per acre is compatible with the environmental constraints of this site that include steep slopes on approximately one-third of the site and a stream that extends through the property from east to west. Surrounding low density residential development averages 1 to 3 dwellings per acre. The sector plan proposes low density residential use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site can be served by public water and sewer and developed in a manner consistent with the surrounding development pattern.

2. Changing the zoning from Agricultural to PR at 1 to 3 dwellings per acre is consistent with the Southwest County Sector Plan, which designates this site for low density residential and slope protection.

THE EFFECTS OF THE PROPOSAL

1. The PR zone at 1 to 3 dwellings per acre is consistent with the developed PR zoned property to the south and west and would not adversely impact the steeper portions of the site .

2. PR zoning at 1 to 3 dwellings per acre is compatible with the surrounding residential uses and zoning.

3. The applicant's requested development density would allow 150 residential lots, which would generate approximately 1,500 more vehicle trips per day for area roads and increase the neighborhood school population by approximately 63 children. The staff recommendation would reduce these maximum numbers to 130 units, 1300 trips and 54 students.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PR zoning will permit consideration of uses compatible with surrounding development and the water, sewer and street systems available to serve the site. The sector plan proposes low density residential for this site.

2. Other Agriculturally zoned property in the area could be rezoned to PR at 1 to 3 dwellings per acre, or RA and stay within the policies and guidelines of the adopted plans for the area.

3. This zoning change will help to strengthen the low density residential character of the area.

4. This site and the surrounding area are identified for Urban Growth by the Knoxville Knox County Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 5/8/2003

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:

5/8/2003

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:

6/23/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: