

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: 5-R-07-RZ **Related File Number:**
Application Filed: 4/11/2007 **Date of Revision:**
Applicant: EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: West side Hunters Glen Dr., west of Trousdale Rd.
Other Parcel Info.:
Tax ID Number: 92 05401 **Jurisdiction:** County
Size of Tract: 4.9 acres
Accessibility: Access Hunters Glen Dr., a two lane local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 3 du/ac.
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is within an area of established and emerging residential development zoned R-1, RA, and PR zones.

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

Street:
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 for this site, but the adjoining site was rezoned to PR by the applicant in 2006.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 (Planned Residential) zoning.
APPROVE a density of up to 3 du/ac.

Staff Recomm. (Full):

PR zoning at up to 3 du/ac. is consistent with surrounding residential development and zoning. The sector plan proposes low density residential and slope protection for this site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA, PR and R-1 zoning.
2. PR zoning at up to 3 du/ac. is consistent with the adjoining RP-1 and R-1 zoning. The subject property will be subdivided with the adjacent RP-1 zoned property, which is also controlled by the applicant,
3. PR zoning will require MPC subdivision and use on review approval for any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout, density 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. PR zoning will permit the subdivision of the site into lots in a manner similar to the adjacent subdivision.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.
4. Because of the size of the overall development that will include this site, multiple access points may be required. The overall site will include 79 acres. A concept plan which has been submitted for consideration by MPC, shows 205 proposed lots and one access point.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for RA or PR zoning in this area.

MPC Action:

Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of up to 3 dwelling units per acre

Date of MPC Approval:

5/10/2007

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:

6/25/2007

Date of Legislative Action, Second Reading: 6/25/2007

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: