

# 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:** 6-W-06-RZ                      **Related File Number:**  
**Application Filed:** 5/10/2006              **Date of Revision:**  
**Applicant:** EAGLE BEND REALTY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast end Montacres Ln., south of Westland Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 G D 012                      **Jurisdiction:** County  
**Size of Tract:** 4.94 acres  
**Accessibility:** Access is via a new local street from Westland Dr which will be constructed with 26' of pavement within a 50' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 5 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This site is surrounded by residential development that has occurred under RA and PR zoning.

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

**Street:** 820 Montacres Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) at 1 to 4 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) up to 5 du/ac  
**Previous Requests:** Property was rezoned PR at 1 to 4 du/ac in 2004 (4-Y-04-RZ).  
**Extension of Zone:** Yes  
**History of Zoning:** Property was rezoned to PR at 4 du/ac in 2004. (4-Y-04-RZ)

### 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 (Planned Residential) zoning.  
APPROVE a density up to 5 dwellings per acre.

Staff Recomm. (Full): PR zoning up to 5 units per acre is consistent with surrounding residential development and zoning. Since the density of 4 du/ac was approved for the site the applicant has obtained a direct access to Westland Dr from this site and is not proposing to use Montacres Ln., the dead-end single family street which was the previous means of public access to this parcel.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The PR zoning at a density up to 5 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern and the direct street access to Westland Dr. now serving the site. At the previous request access was solely by Montacres Ln.  
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, lot layout and other development concerns can be addressed.  
3. The PR zoning up to 5 du/ac will allow development similar to surrounding residential uses that include large lot residential uses and single family and townhouse subdivisions.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available to serve the site.  
2. PR zoning up to 5 du/ac would allow the property to be developed with a maximum of 25 dwelling units. Approximately 250 new vehicle trips would be generated and approximately 20 school aged children would be added to area schools.  
3. The PR zoning up to 5 du/ac density would impact surrounding properties, but it is compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The PR zoning at a density at up to 5 du/ac, is consistent with the Southwest County Sector Plan proposal of low density residential uses and stream protection.  
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.  
3. This proposal is not expected to lead to other similar requests in the future since all the surrounding property is developed, consistent with the sector plan designation in the area.

If approved, this item will be forwarded to Knox County Commission for final action on July 24, 2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval: 6/8/2006 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:** 7/24/2006

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 8/28/2006

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**