

# 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:** 7-AA-05-RZ                      **Related File Number:**  
**Application Filed:** 6/27/2005              **Date of Revision:**  
**Applicant:** FOREST BROOK PROPERTIES, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Keller Bend Rd., north of Viewpoint Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 165 012                      **Jurisdiction:** City  
**Size of Tract:** 20 acres  
**Accessibility:** Access is via Keller Bend Rd., a local street with 19' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached residential                      **Density:** 1 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Agricultural / Rural Residential  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The majority of the surrounding area is vacant land with rural residential dwellings, zoned Agricultural. There is a condominium development to the south of the site on the lake, zoned PR at 1-8 du/ac.

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

**Street:** 3230 Keller Bend 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:** None noted  
**Extension of Zone:** No  
**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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 du/ac.

Staff Recomm. (Full): The recommended PR zoning and density is compatible with surrounding development and is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning is a preferred zone for development of this site over the current Agricultural zoning, because it does not require that each lot be a minimum of 1 acre. It will allow the development to be clustered on the more suitable, less steep portions of the site, while still keeping the net density the same as what would be allowed under Agricultural zoning. The undevelopable portions of the site should be designated as common areas.
2. The proposed zoning and density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern. The surrounding area is developed with mostly rural residential uses, but there is a condominium development to the south of the site, zoned PR at 8 du/ac.
3. The proposed zoning and density are consistent with the sector plan and Growth Policy Plan proposals for the site.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site. Sewer was extended to this area years ago to serve the condominium development to the south of this site.
2. The proposed PR zoning at a density of up to 1 du/ac would allow for a maximum of 20 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 200 vehicle trips per day to the street system and would add approximately 16 children under the age of 18 to the school system.
3. Required sight distance of 300 feet in each direction from the proposed access road will need to be certified on the development plans.
4. Based on the attached slope analysis, about 26% of the site has slopes of 25% or greater. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans.
5. 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.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes agricultural and rural residential uses and slope protection for the site, consistent with the proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The proposal meets all Growth Policy Plan requirements for approval of PR zoning at up to 1 du/ac.
3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review 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 Knoxville County Engineering and MPC staff.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 7/14/2005

**Details of MPC action:**

**Summary of MPC action:** Withdrawn

**Date of MPC Approval:**

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:** 7/11/2005

**Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 8/22/2005

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**