

▶ **FILE #:** 12-T-06-RZ

AGENDA ITEM #: 81

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** EAGLE BEND REALTY

OWNER(S): DICK R. FLETCHER

TAX ID NUMBER: 118 116.02

JURISDICTION: County Commission District 5

▶ **LOCATION:** West side Bob Kirby Rd., northwest of Cortez Dr.

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bob Kirby Rd., a minor collector street with 21' of pavement width within 60' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR from north and west

HISTORY OF ZONING: Adjacent property was rezoned PR at 1-4.5 du/ac in 2005 (3-K-05-RZ). MPC then denied a development plan for 34 dwelling units on the site (6-SA-05-C/6-C-05-UR), based on lack of adequate sight distance for access to Bob Kirby Rd.

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR (Planned Residential) @ 1-4.5 du/ac

South: Detached dwellings / A (Agricultural)

East: Bob Kirby Rd. - Detached dwellings / RA (Low Density Residential)

West: Vacant land / PR (Planned Residential) @ 1-4.5 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A, RA, RB and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density of 1 to 4.5 du/ac. (Applicant requested 5 du/ac.)**

PR at the requested density is compatible with surrounding residential development in the area and is an extension to the previously approved PR zoning and density from the north and west.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA, RB and PR zoning.
2. PR zoning at 1 to 4.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be combined with the adjacent property, already approved for PR

zoning, for one development. This property was needed to provide adequate sight distance on Bob Kirby Rd. for access to the development.

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

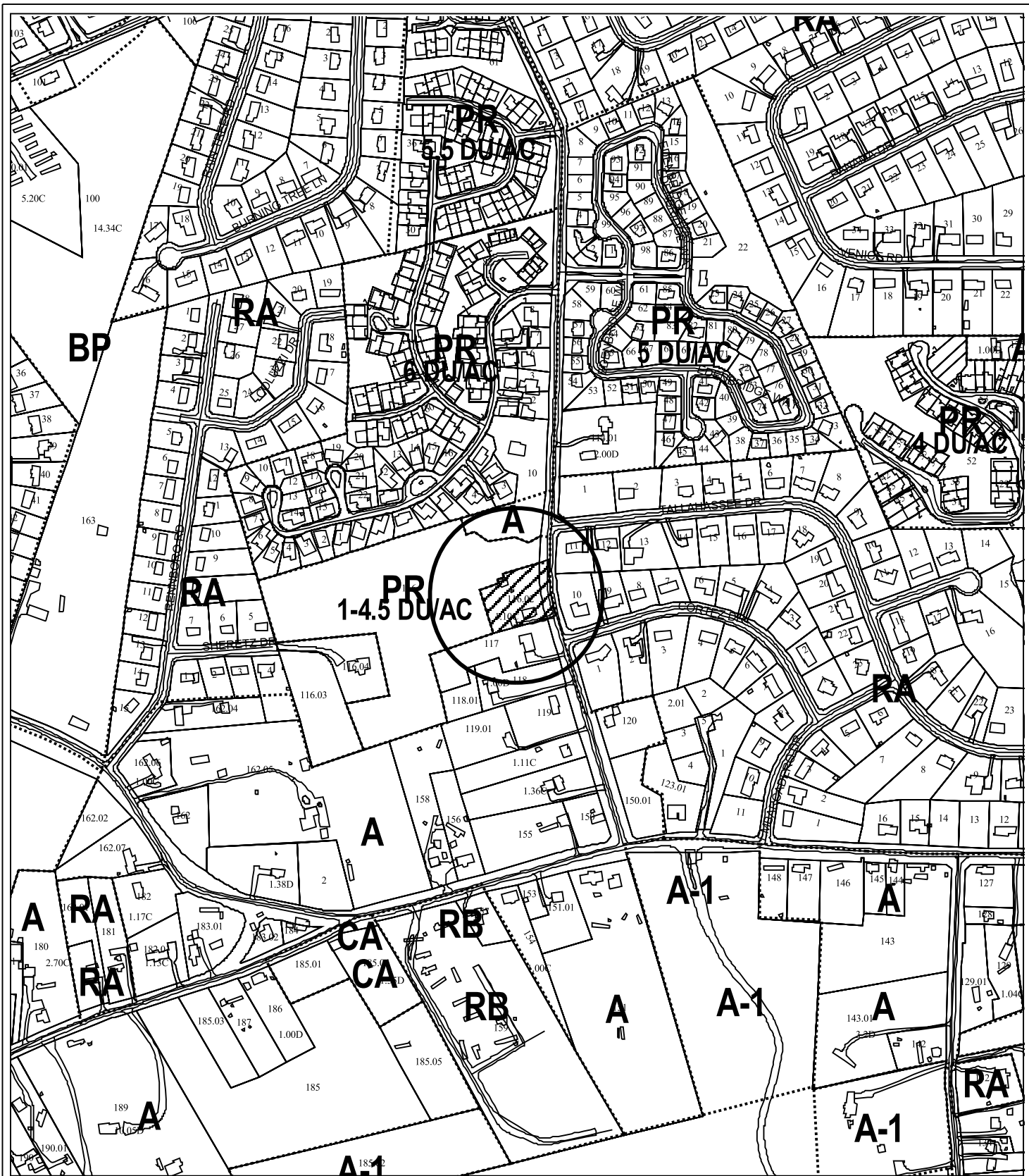
1. Public water and sewer utilities are available in the area to serve the site.
2. The subject property is proposed to be developed along with the adjacent site, which was approved for PR by MPC on 4/4/05. At the proposed density, 4 additional dwelling units could be proposed for the entire PR zoned site. The development of detached dwellings would add approximately 40 more vehicle trips per day to the street system and about 3 more 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on surrounding properties that are proposed for low density residential uses by the sector plan.

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 Knox County Engineering and MPC staff.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2007. 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 the County.



12-T-06-RZ
REZONING

Petitioner: Eagle Bend Realty

Map No: 118

Jurisdiction: County



From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 11/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

