

▶ **FILE #:** 6-W-06-RZ

AGENDA ITEM #: 85

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** EAGLE BEND REALTY

OWNER(S): WHISNANT DAVID M

TAX ID NUMBER: 133 G D 012

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southeast end Montacres Ln., south of Westland Dr.

▶ **APPX. SIZE OF TRACT:** 4.94 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

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

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** PR (Planned Residential) at 1 to 4 du/ac

▶ **ZONING REQUESTED:** PR (Planned Residential) up to 5 du/ac

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family detached residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was rezoned to PR at 4 du/ac in 2004. (4-Y-04-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family dwellings / RA and PR Residential

South: Single family dwellings / RA Residential

East: Townhouses / PR Residential

West: Single family dwellings / RA Residential

NEIGHBORHOOD CONTEXT: This site is surrounded by residential development that has occurred under RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density up to 5 dwellings per acre.**

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

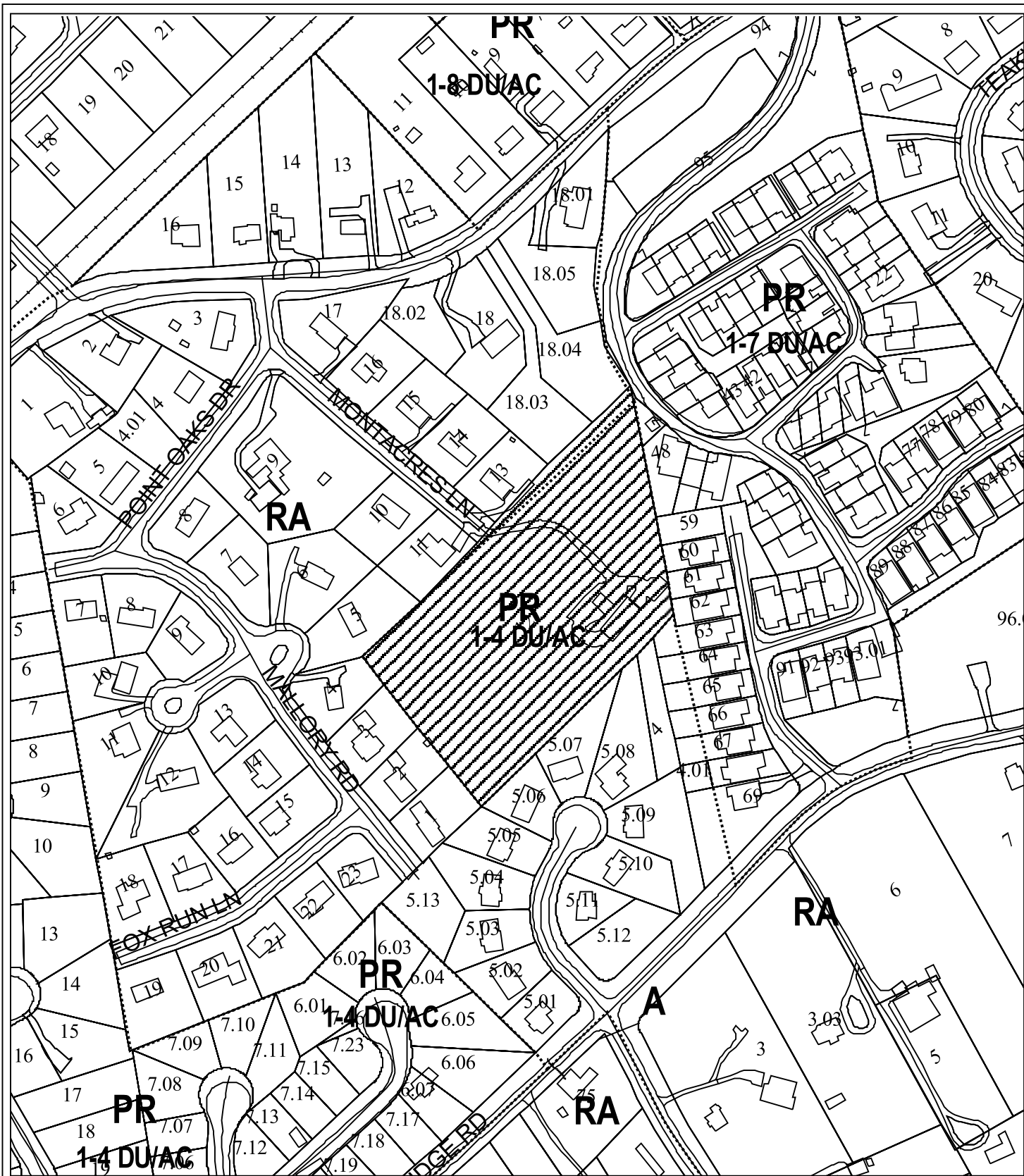
1. Public water and sewer utilities are available to serve the site.
2. PR zoning up to 5 du/ac would allow the property to be developed with a maximum of 25 dwelling units. Approximately 250 new vehicle trips would be generated and approximately 20 school aged children would be added to area schools.
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.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. 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 the County.



**6-W-06-RZ
REZONING**

Petitioner: Eagle Bend Realty
 Map No: 133
 Jurisdiction: County



From: PR (Planned Residential) at 1 to 4 du/ac
 To: PR (Planned Residential) up to 5 du/ac

Original Print Date: 05/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

