



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 3-O-06-RZ
3-F-06-SP

AGENDA ITEM #: 72
AGENDA DATE: 3/9/2006

▶ **APPLICANT:** EAGLE BEND DEVELOPMENT, LLC
OWNER(S): MOORE DAVE H & TERRI GIRVIN & R PATRICK

TAX ID NUMBER: 133 G D 018 18.02,18.03,18.04,18.05
JURISDICTION: Commission District 4

▶ **LOCATION:** Southeast side Westland Dr., east of Montacres Ln.
▶ **TRACT INFORMATION:** 2.67 acres.
SECTOR PLAN: West City
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 22' of pavement width within 65' of right of way.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RA (Low Density Residential)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)
▶ **EXISTING LAND USE:** Residence and vacant land
▶ **PROPOSED USE:** Single family detached residential
DENSITY PROPOSED: 6 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of MDR and PR from the east
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Westland Dr. - Residences / LDR, MDR / RA (Low Density Residential) and PR (Planned Residential) @ 1-8 du/ac
South: Single family residences / LDR / PR (Planned Residential) @ 1-4 du/ac
East: Condominium development / MDR / PR (Planned Residential) @ 1-7 du/ac
West: Single family residences / LDR / RA (Low Density Residential)
NEIGHBORHOOD CONTEXT: This area is developed with low to medium density residential uses under RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE MDR (Medium Density Residential) sector plan designation.**

MDR is a logical extension of the plan designation from the north and east and is compatible with surrounding development and zoning.

► **APPROVE PR (Planned Residential) zoning.**

APPROVE a density of up to 6 du/ac.

PR is a logical extension of zoning from the properties to the north and east, which are zoned PR at densities of 1-8 du/ac and 7 du/ac. The proposal is compatible with surrounding development and zoning. The site, which includes 2.67 acres, is small for PR development, but will allow continuation of the condominium development located to the east. It has been the practice of the staff not to recommend PR zoning on sites less than 5 acres, unless they adjoin other properties zoned PR.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 6 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Other properties in this area are developed with low and medium density residential uses under RA and PR zoning. The 'Highland Point' development to the east is zoned for up to 7 du/ac and is developed at around 5 du/ac. MPC approved PR zoning at 1-8 du/ac on a similar sized property to the north on 3/11/04 (2-J-04-RZ/2-C-04-SP), that has yet to be developed.
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

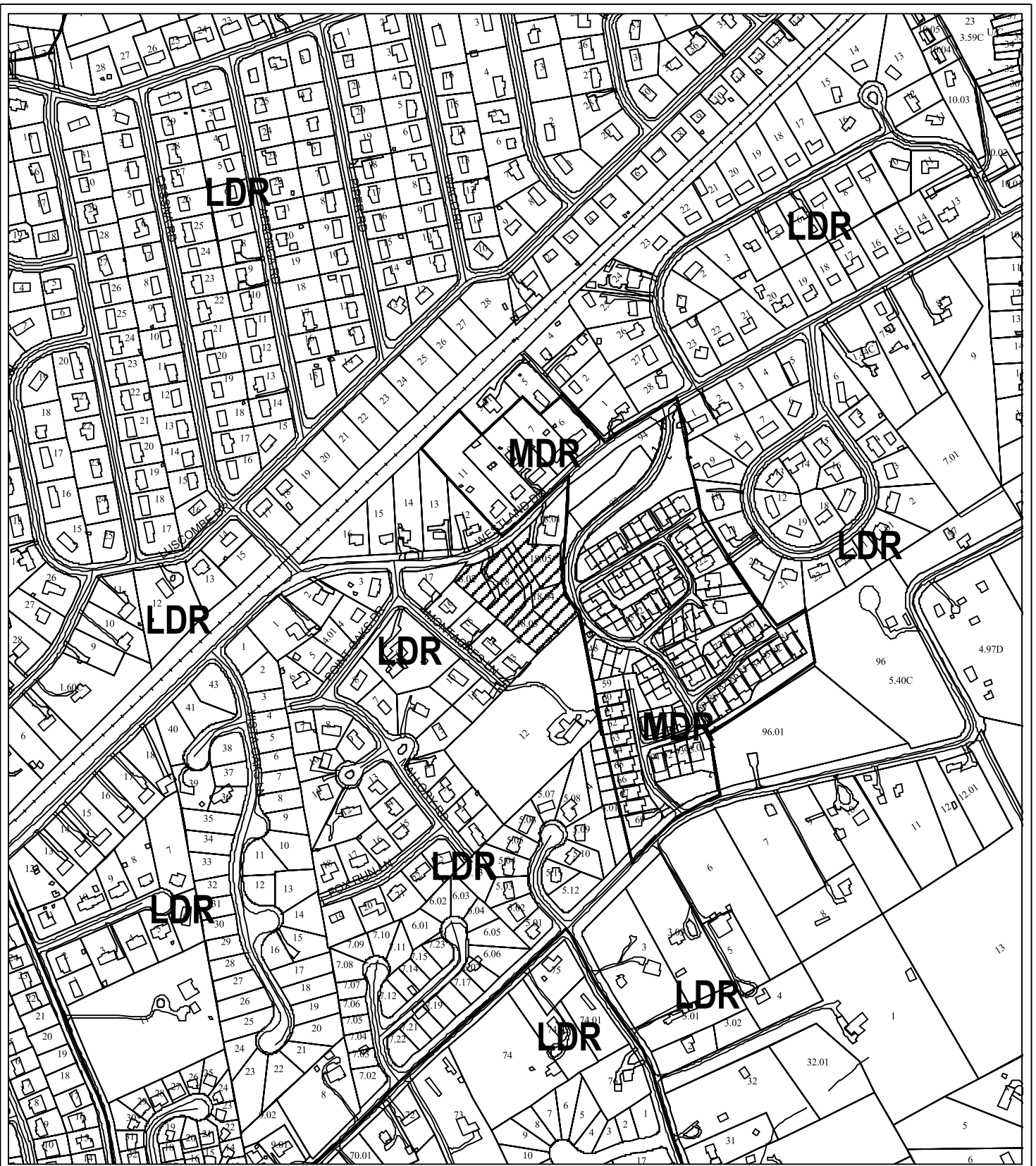
1. Public water and sewer utilities are available in the area to serve this site.
2. At the recommended acreage and density, up to 16 dwelling units could be proposed for the development. The development of the proposed single family detached dwellings would add approximately 160 vehicle trips per day to the street system and about 8 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.
4. Staff suggests that the developer consider an attached residential development for this property, because it would allow for more usable open/recreation space and be a more efficient way to address the site's small size.
5. Field inspection of the property indicates that required sight distance appears to be available on Westland Dr. at this location.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to medium density residential, the PR zoning at up to 6 du/ac is consistent with the West City Sector Plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff would anticipate that this request may generate similar requests for medium density residential sector plan designations and zoning in this area in the future, especially on properties in this vicinity on the south side of Westland Dr.

Upon final approval of the rezoning, the developer will be required to submit a use on review and possibly a concept 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 4/24/2006. 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.



**3-F-06-SP/3-O-06-RZ
SECTOR PLAN AMENDMENT
WEST CITY SECTOR PLAN AMENDMENT**

Petitioner: Eagle Bend Development, LLC

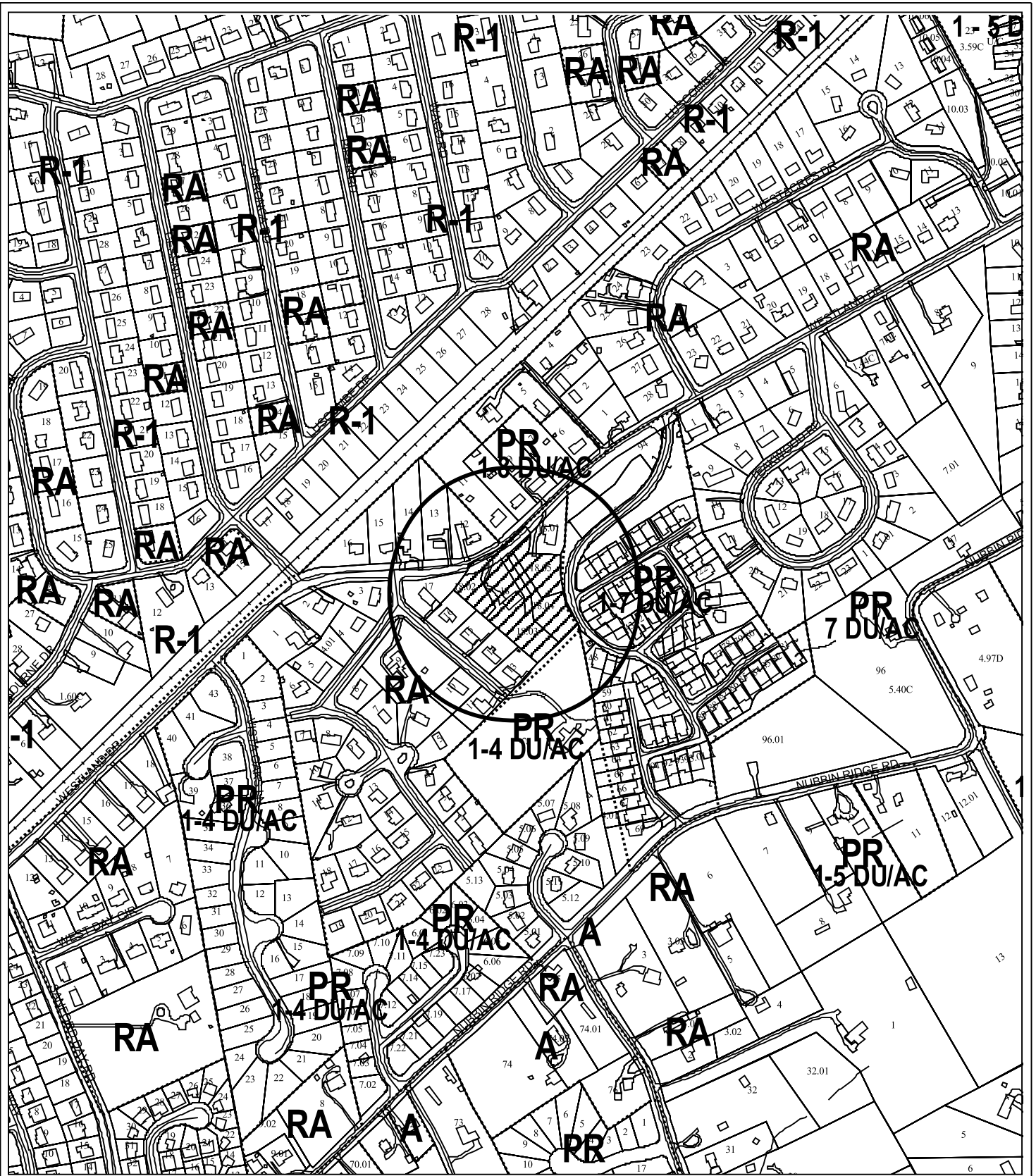
Map No: 133

Jurisdiction: County

From: LDR (Low Density Residential)
To: MDR (Medium Density Residential)

Original Print Date: 02/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**3-O-06-RZ
REZONING**

Petitioner: Eagle Bend Development, LLC

Map No: 133

Jurisdiction: County



From: RA (Low Density Residential)

To: PR (Planned Residential)

Original Print Date: 02/24/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

