

▶ **FILE #:** 11-I-06-RZ

AGENDA ITEM #: 83

AGENDA DATE: 11/9/2006

▶ **APPLICANT:** TRENT CONSTRUCTION, LLC

OWNER(S): ROBERT L. WYNATT, MARY N. WYNATT JOE L. WYNATT ESTATE

TAX ID NUMBER: 133 C F 007,00701,00702

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southeast side Westland Dr., northwest of Nubbin Ridge Rd.

▶ **APPX. SIZE OF TRACT:** 3.4 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 22' of pavement width within 65' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Condominiums

DENSITY PROPOSED: 5 du/ac.

EXTENSION OF ZONE: Yes, extension of PR from the south, east and west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
 North: Residence / RA (Low Density Residential)
 South: Residence / RA (Low Density Residential) & PR (Planned Residential)
 East: Residence / RA (Low Density Residential)
 West: Residence / 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 PR (Planned Residential) zoning.**
APPROVE a density of up to 5 du/ac.

PR zoning at up to 5 dwellings per acre is compatible with the surrounding zoning pattern and is consistent with the sector plan proposal found in this area along Westland Dr. The applicant is proposing to construct condominiums on this 3.4 acre site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 5 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 west is zoned for up to 7 du/ac and is developed at

around 5 du/ac. The 'Westminster Place' development to the east is zoned for up to 5 du/ac.

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

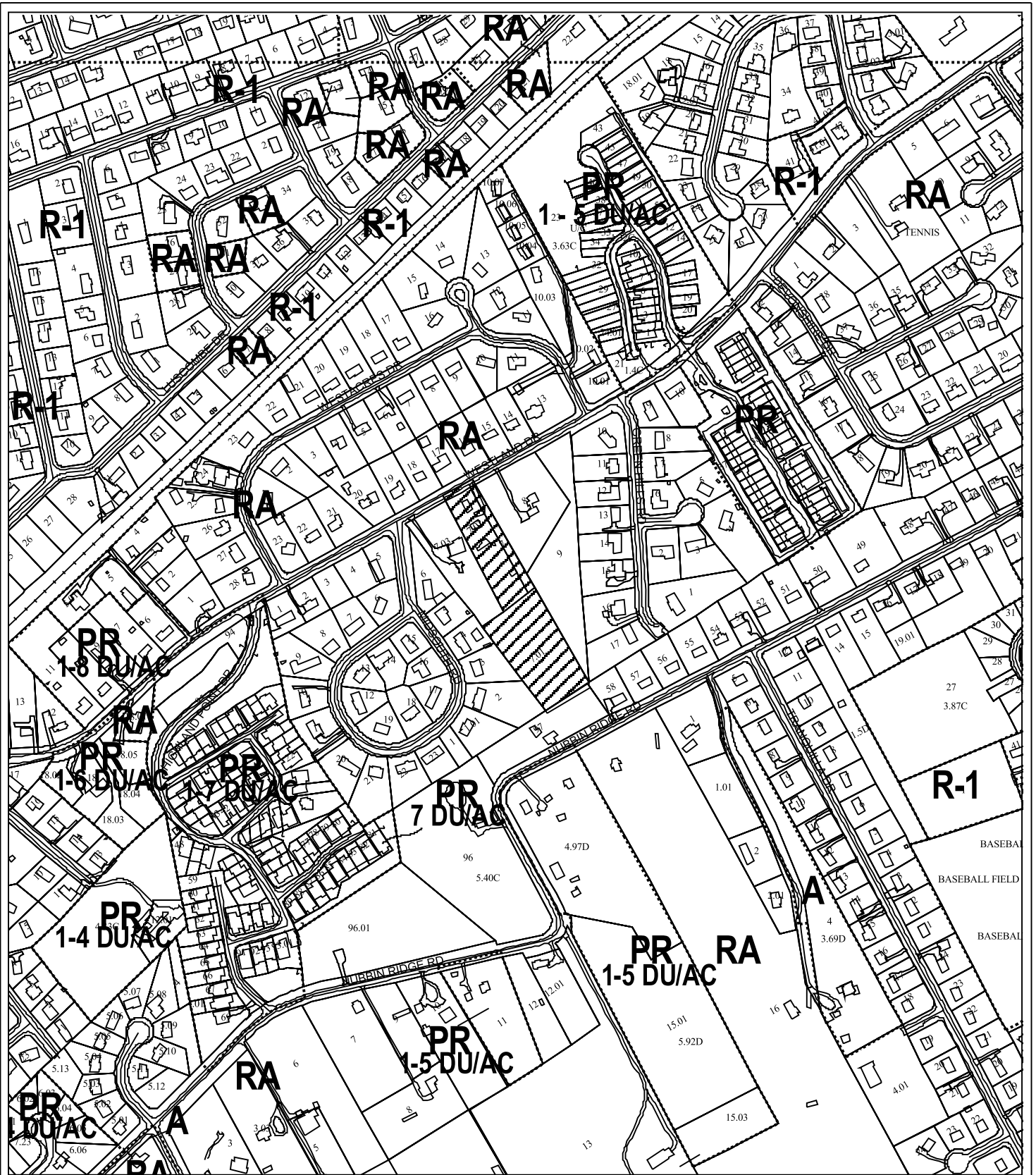
1. Public water and sewer utilities are available in the area to serve this site.
2. At the recommended acreage and density, up to 17 dwelling units could be proposed for the development. The development of the proposed single family detached dwellings would add approximately 170 vehicle trips per day 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The PR zoning at up to 5 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 rezoning 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 12/18/2006. 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.




11-I-06-RZ
REZONING

Petitioner: Trent Construction, LLC

Map No: 133

Jurisdiction: County

 From: RA (Low Density Residential)
To: PR (Planned Residential)

Original Print Date: 10/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

