

▶ **FILE #:** 9-A-06-RZ

AGENDA ITEM #: 75

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** TODD HOWARTH

OWNER(S): TODD HOWARTH

TAX ID NUMBER: 133 G F 015-018

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southeast side Westland Dr., northeast of Sanford Day Rd.

▶ **APPX. SIZE OF TRACT:** 2.38 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 20' of pavement within a 50' right-of-way.

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

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

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

▶ **EXISTING LAND USE:** Single family residences

▶ **PROPOSED USE:** Attached single family residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but adjacent property to the northeast was rezoned PR in 1997. (9-F-97-RZ)

SURROUNDING LAND USE AND ZONING: North: Street and railroad right-of-way/ RA Residential
 South: Residences / RA Residential
 East: Residences / PR Residential
 West: Residences / RA Residential

NEIGHBORHOOD CONTEXT: These lots are within a residential development area that has occurred under RA and PR zones.

STAFF RECOMMENDATION:

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

PR zoning at up to 5 du/ac is consistent with other residential zoning and housing found in the area. The sector plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the sector plan designation for the site and the Planned Growth designation on the Growth Policy Plan.
2. There are residential subdivisions in the area that have been developed under RA and PR zoning. The PR-zoned development to the northeast is zoned for a density of up to 4 du/ac. The applicant submitted the attached site plan in support of the feasibility of this rezoning.

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

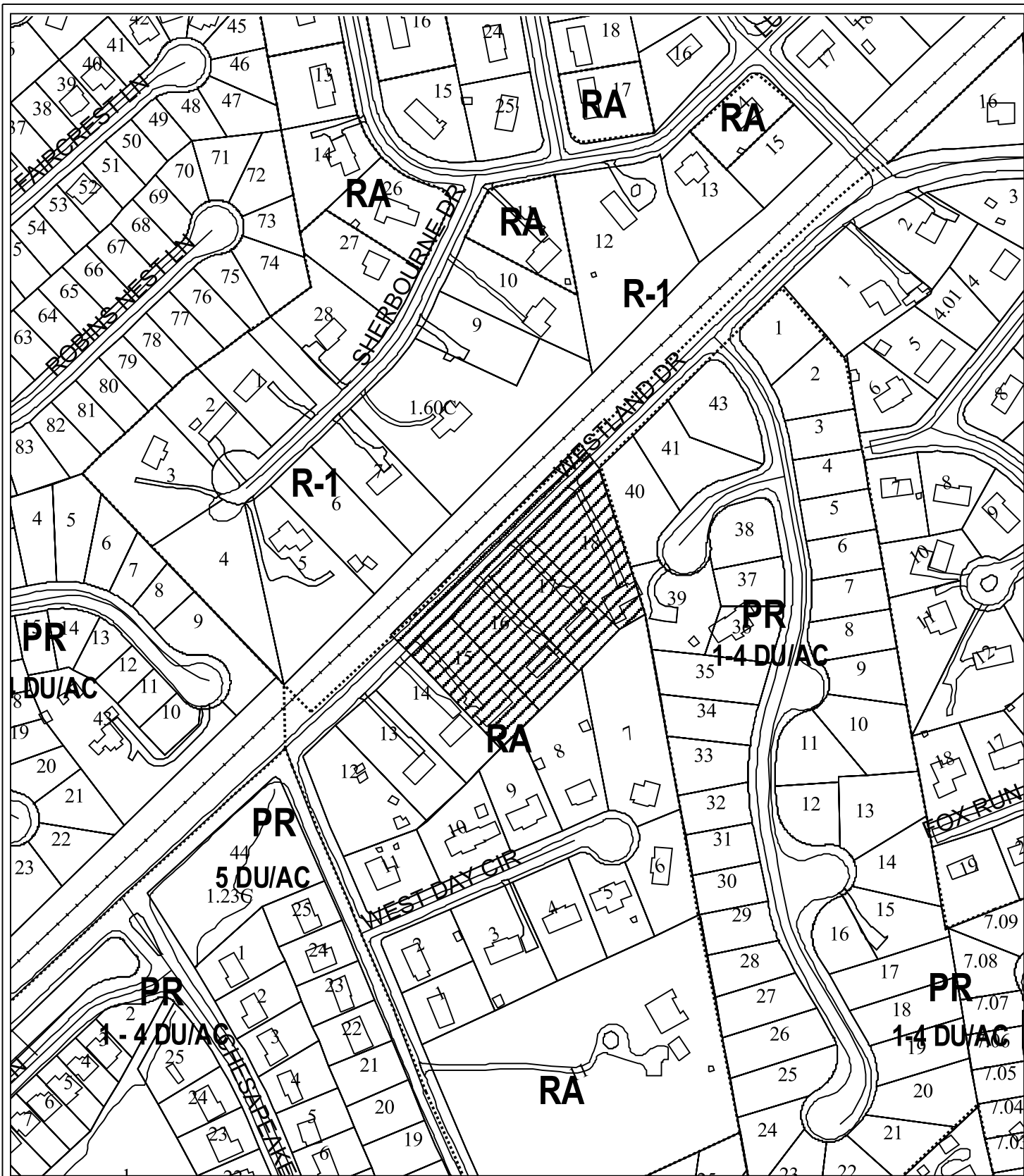
1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 12 dwelling units could be proposed on the subject property. The development of single family attached dwellings would add approximately 120 vehicle trips per day to the street system and about 2 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 North 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 properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy 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 10/23/2006. 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.



9-A-06-RZ
REZONING

Petitioner: Todd Howarth

Map No: 133

Jurisdiction: County



From: RA (Low Density Residential)

To: PR (Planned Residential)

Original Print Date: 08/23/06 Revised:

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

