

▶ **FILE #:** 5-R-07-RZ

AGENDA ITEM #: 87

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** EAGLE BEND REALTY

OWNER(S): SAME

TAX ID NUMBER: 92 05401

JURISDICTION: County Commission District 3

▶ **LOCATION:** West side Hunters Glen Dr., west of Trousdale Rd.

▶ **APPX. SIZE OF TRACT:** 4.9 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access Hunters Glen Dr., a two lane local street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

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

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 3 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but the adjoining site was rezoned to PR by the applicant in 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land / LDR and SLPA / A and RA Residential

South: Vacant land / LDR/ PR Residential

East: Residences / RA and R-1 Residential

West: Vacant land / PR Residential

NEIGHBORHOOD CONTEXT: This site is within an area of established and emerging residential development zoned R-1, RA, and PR zones.

STAFF RECOMMENDATION:

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

APPROVE a density of up to 3 du/ac.

PR zoning at up to 3 du/ac. is consistent with surrounding residential development and zoning. The sector plan proposes low density residential and slope protection for this site

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA, PR and R-1 zoning.
2. PR zoning at up to 3 du/ac. is consistent with the adjoining RP-1 and R-1 zoning. The subject property will be subdivided with the adjacent RP-1 zoned property, which is also controlled by the applicant,
3. PR zoning will require MPC subdivision and use on review approval for any development of the property.

During this review, potential issues such as traffic, drainage, access, topography, lot layout, density and other development concerns can be addressed.

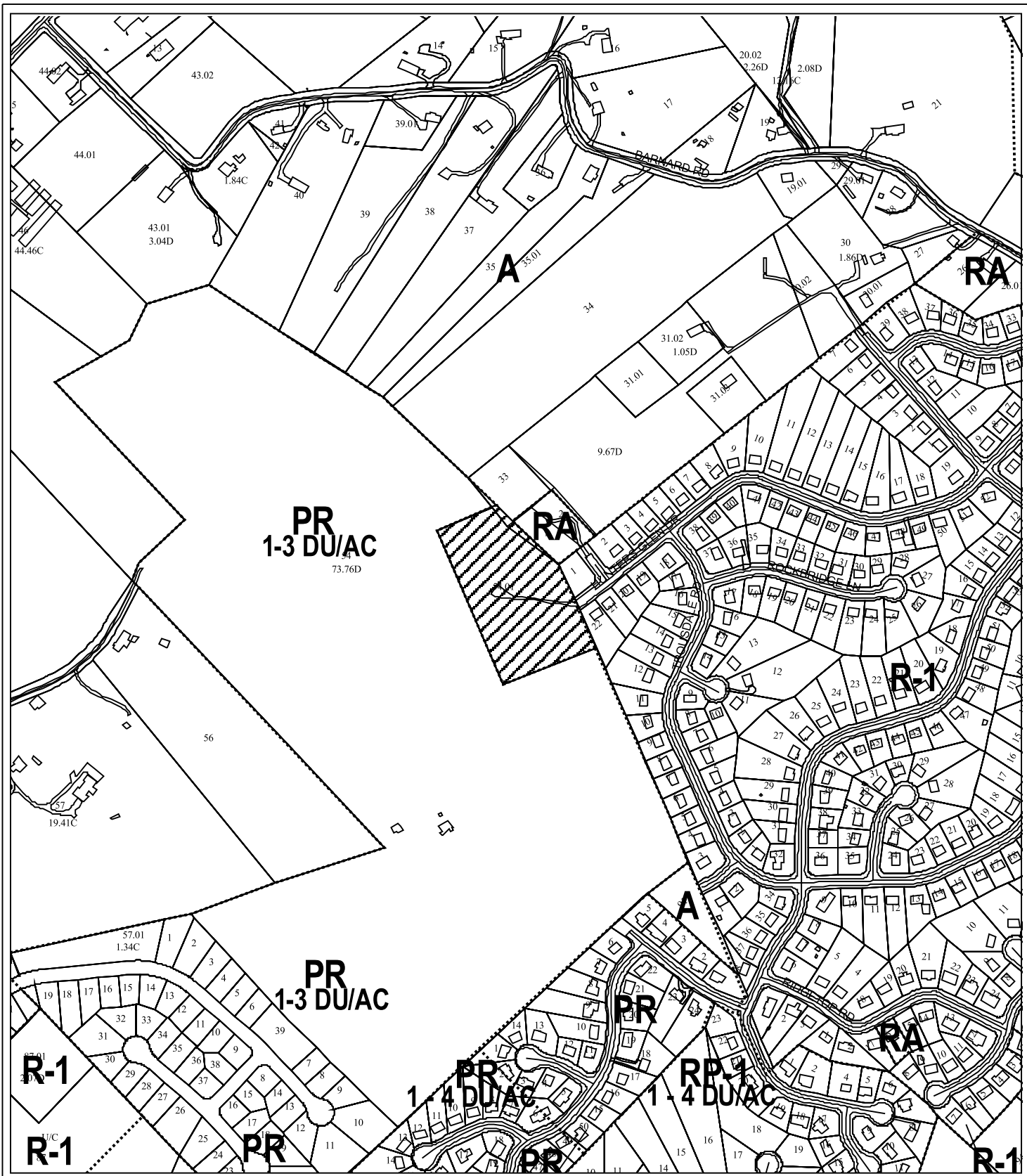
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. PR zoning will permit the subdivision of the site into lots in a manner similar to the adjacent subdivision.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.
4. Because of the size of the overall development that will include this site, multiple access points may be required. The overall site will include 79 acres. A concept plan which has been submitted for consideration by MPC, shows 205 proposed lots and one access point.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for RA or PR zoning in this area.

If approved, this item will be forwarded to Knox County Commission for action on and 6/25/2007. 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.




**5-R-07-RZ
REZONING**

Petitioner: Eagle Bend Realty

Map No: 92

Jurisdiction: County

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

Original Print Date: 04/25/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Agenda Item # 87