

▶ **FILE #:** 12-F-08-RZ

AGENDA ITEM #: 44

AGENDA DATE: 12/11/2008

▶ **APPLICANT:** CITY OF KNOXVILLE
 OWNER(S): VARIOUS
 EAGLE BEND DEVELOPMENT
 NOVA INC.

TAX ID NUMBER: 84 C B 001-073

JURISDICTION: City Council District 4

▶ **LOCATION:** South side Pine Grove Rd., east of Union School Rd.

▶ **APPX. SIZE OF TRACT:** 23.95 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Pine Grove Rd., a local street with 18' of pavement width within 50' of right of way.

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

WATERSHED: Swan Pond Creek

▶ **PRESENT ZONING:** No Zone (formerly PR (Planned Residential) at 1-8 du/ac)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential) at up to 8 du/ac

▶ **EXISTING LAND USE:** Residential subdivision

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 8 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was rezoned PR @ 1-8 du/ac in 2004. (4-L-04-RZ).

SURROUNDING LAND USE AND ZONING: North: Pine Grove Rd. - Residences / A (Agricultural)
 South: Condominiums and vacant land / PR (Planned Residential) @ 1-12 du/ac and A (Agricultural)
 East: Commercial development / C-6 (General Commercial Park)
 West: Residences / A (Agricultural) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: Pine Grove Rd. is developed with residential uses under PR, RA, RB and A zoning. To the east, along Strawberry Plains Pike, are commercial, office and medium density residential uses, under various zones.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4 du/ac.**

RP-1 zoning is the most comparable City zoning district to the previous County zoning. The density has been reduced because the residential subdivision has already been developed at a density of just over 3 du/ac. The zoning and density are consistent with the sector plan.

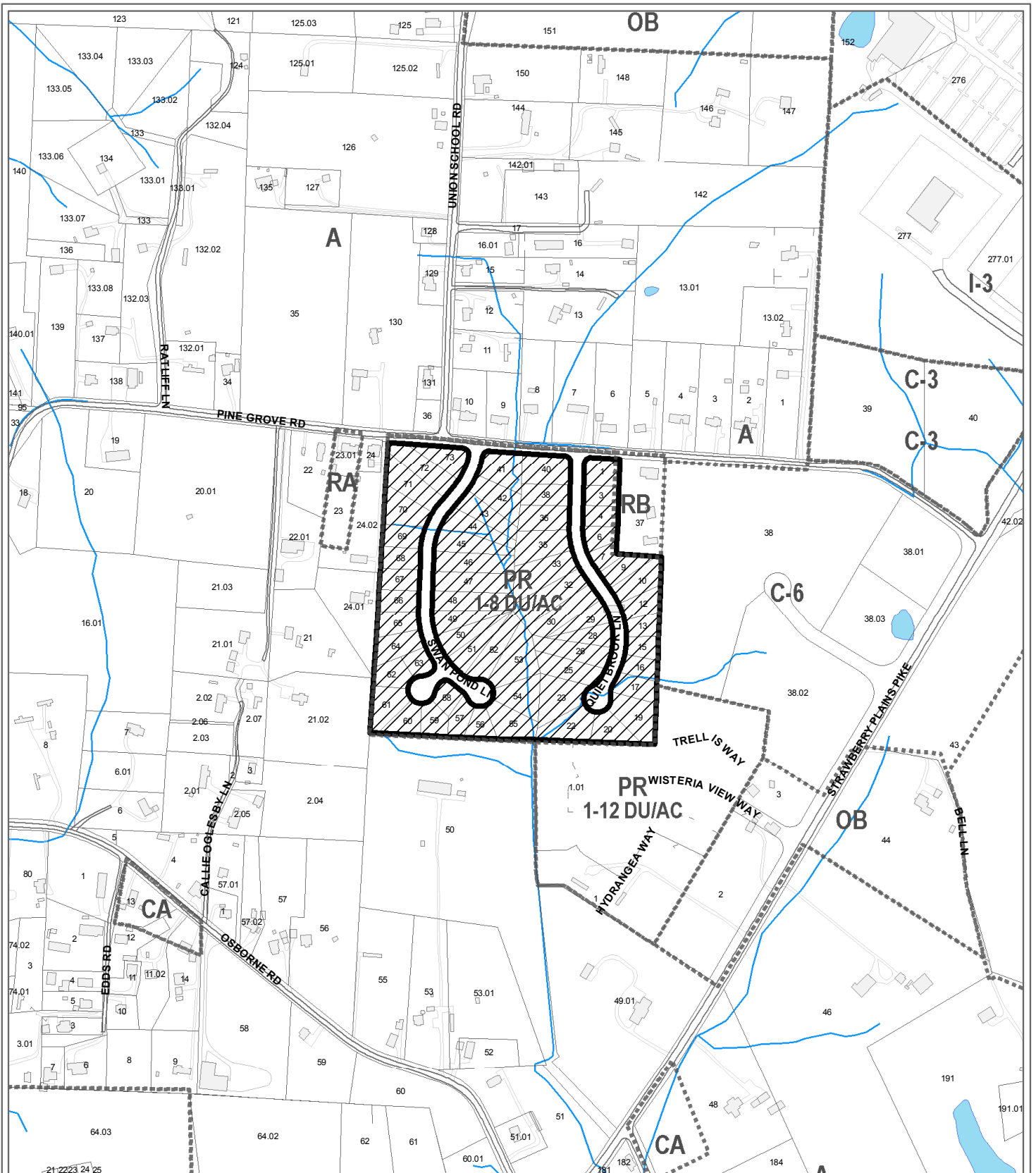
COMMENTS:

A concept plan/use on review was approved in 2005 for 73 lots on 23.95 acres, which is a density of 3.04 du/ac. The development of the subdivision is well underway. All the roads and utilities are in place and about half of the lots have been built with houses. Since the development density of this tract has been established, staff is recommending a density that is more consistent with the actual as-built density.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

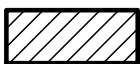
If approved, this item will be forwarded to Knoxville City Council for action on 1/13/2009 and 1/27/2009. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-F-08-RZ
REZONING**

From: No Zone

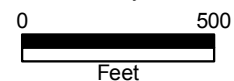
To: RP-1 (Planned Residential) at up to 8 du/ac



Petitioner: City of Knoxville

Map No: 84

Jurisdiction: City



Original Print Date: 11/24/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902