

▶ **FILE #:** 4-H-08-RZ **AGENDA ITEM #:** 46
 POSTPONEMENT(S): 4/10/2008 **AGENDA DATE:** 5/8/2008

▶ **APPLICANT:** TAAM, LLC
 OWNER(S): TAAM, LLC

TAX ID NUMBER: 133 C B 003-005, 010 & 011

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southeast side Westland Dr., southwest end Crestmore Cir., southwest of Dartford Rd.

▶ **APPX. SIZE OF TRACT:** 4.62 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Westland Dr., a two lane, minor arterial street with 22' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Fourth Creek

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

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

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

▶ **PROPOSED USE:** Attached and detached residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Westland Dr. ROW and residences / R-1 and RA Residential

South: Residences / RA Residential

East: Residences, including duplexes / RA Residential

West: Residences / RA Residential

NEIGHBORHOOD CONTEXT: This residential property is within an area of both single family detached and attached townhouse development that has occurred under RA, R-1, PR and RP-1 Zones.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**
APPROVE a density up to 5 du/ac.

PR zoning at a density up to 5 du/ac. is consistent with other residential zoning and development noted in the area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density of up to 5 du/ac will allow development compatible with established townhouse development to the southwest on Westland Dr. The proposal will be compatible with the scale

and intensity of other townhouse development in the area although it will be more dense than the adjoining single family residential development.

2. This 4.6 acre site is small for PR zoning although it will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.

3. The PR zoning will allow development that would be more dense than adjoining single family housing, but in character with other townhouse development in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The maximum development of the site will permit 23 dwelling units. Approximately 255 new vehicle trips would be generated and approximately 2 school-aged children would be added to the school system.

3. PR zoning at up to 5 du/ac will permit more intense uses than the adjoining RA and R-1 zones, but will be in keeping with the residential character of surrounding residential development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed rezoning permits more intensive residential development than the adjacent RA zoning and single family development, but PR zoning is consistent with the surrounding residential zoning pattern.

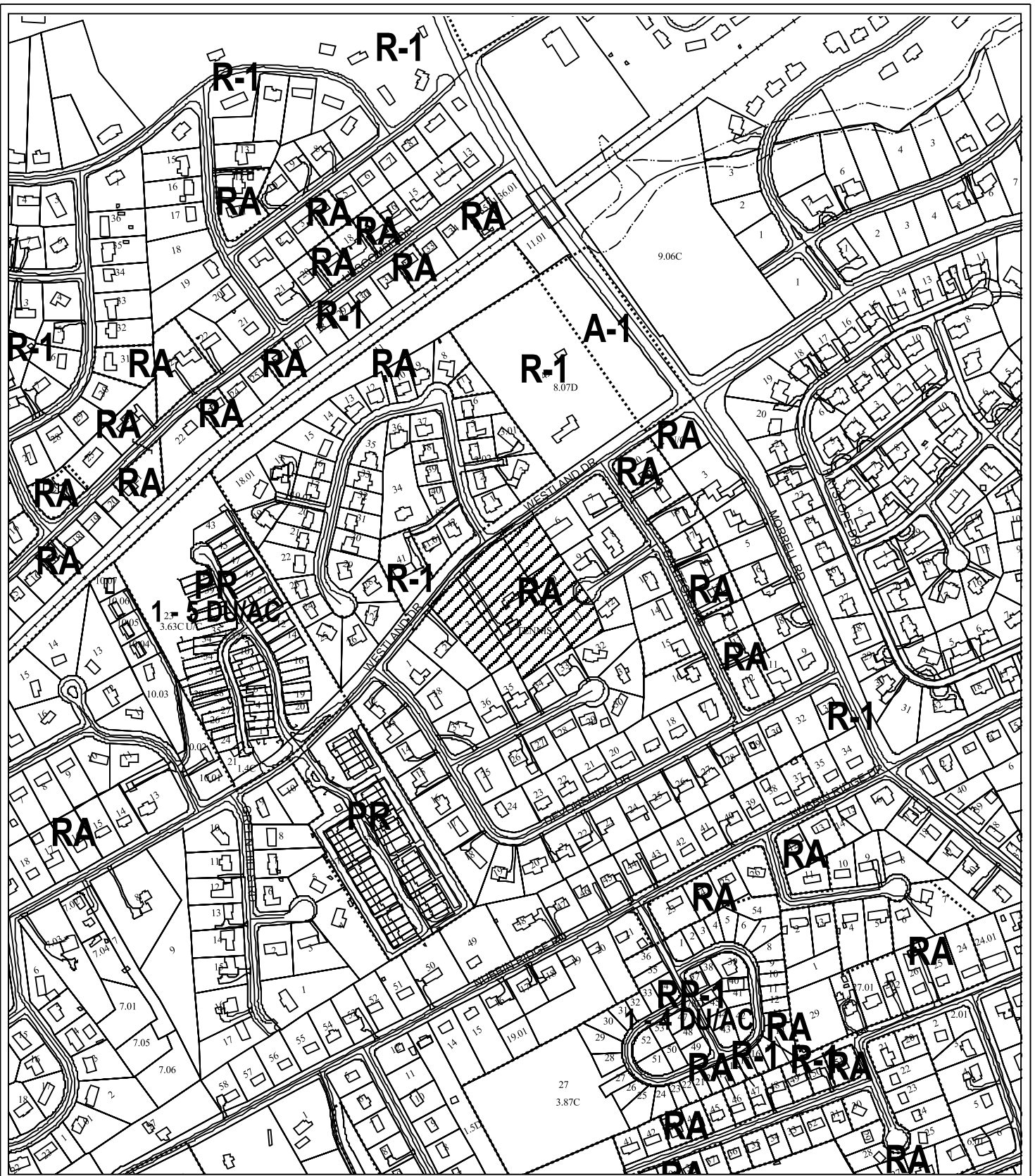
2. The site is shown as Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 255 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public and private school children, ages 5-18 years)

If approved, this item will be forwarded to Knox County Commission for action on 6/23/2008. 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.



**4-H-08-RZ
REZONING**

Petitioner: TAAM, LLC

Map No: 133

Jurisdiction: County



From: RA (Low Density Residential)

To: PR (Planned Residential)

Original Print Date: 03/27/08

Revised:

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