



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 11-B-09-UR

AGENDA ITEM #: 49

AGENDA DATE: 11/12/2009

▶ **APPLICANT:** **EAGLE BEND REALTY, LLC**

OWNER(S): EAGLE BEND REALTY, LLC

TAX ID NUMBER: 133 G D 01206

JURISDICTION: County Commission District 4

▶ **LOCATION:** **Southeast side of Vicar Ln., south of Westland Dr.**

▶ **APPX. SIZE OF TRACT:** **0.32 acres**

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Vicar Ln., a local street off of Westland Dr. with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** **Vacant detached residential lot**

▶ **PROPOSED USE:** **Two detached residential lots**

4.88 du/ac

HISTORY OF ZONING: The site was rezoned to PR (Planned Residential) at a density of up to 5 du/ac in 2004.

SURROUNDING LAND USE AND ZONING: North: Vacant lot / PR (Planned Residential)

South: Residence / PR (Planned Residential) & RA (Low Density Residential)

East: Residence / PR (Planned Residential)

West: Vacant lot / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of low and medium density residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 2 detached residential units on individual lots bringing the total number of residential units in the Subdivision to 35, subject to 3 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is requesting approval of an additional dwelling unit within Westland Forest Subdivision to bring

the total number of detached residential lots to 35. Lot 11 in the subdivision was originally approved for the existing house on site and is larger than the other lots within the subdivision. The original house has been removed. With the additional lot, the overall density for the subdivision will be 4.88 du/ac.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 4.88 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Rocky Hill Elementary, Bearden Middle and West High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will have minimal traffic impact on the existing residential neighborhood.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low and medium density residential use. The PR zoning approved for the property allows consideration of up to 5 du/ac on the rear portion of the property and up to 6 du/ac on the portion of the property fronting on Westland Dr. The proposed subdivision with an overall density of 4.88 du/ac is consistent with the Sector Plan and zoning designations.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 28 (average daily vehicle trips)

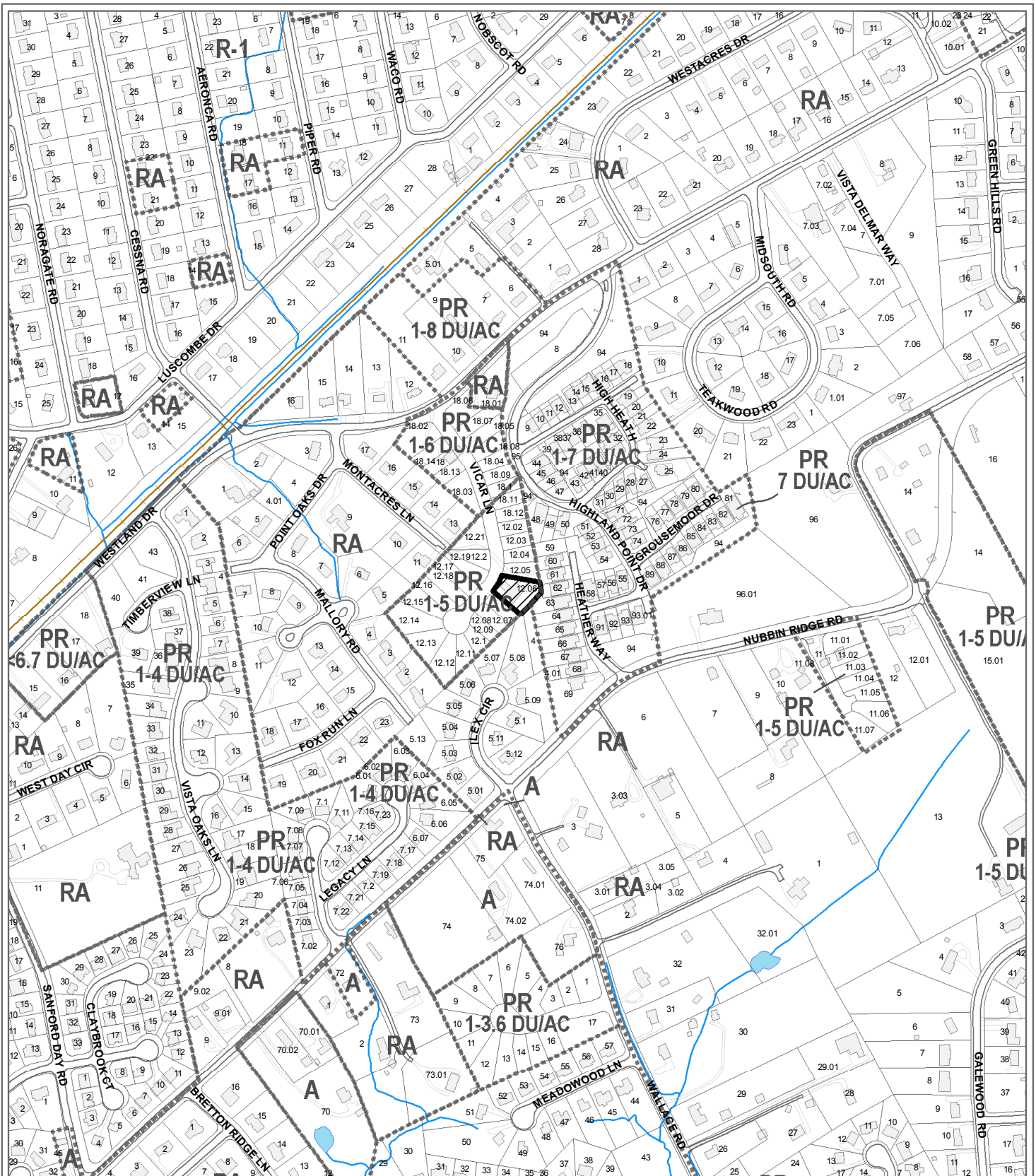
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public and private school children, ages 5-18 years)

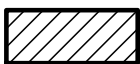
Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



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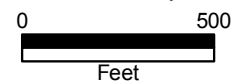


detached dwellings in PR (Planned Residential)

Petitioner: Eagle Bend Realty, LLC

Map No: 133

Jurisdiction: County



Original Print Date: 10/26/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

