

▶ **FILE #:** 8-A-18-RZ

AGENDA ITEM #: 28

AGENDA DATE: 8/9/2018

▶ **APPLICANT:** S & E PROPERTIES ERIC MOSELEY

OWNER(S): Eric Moseley

TAX ID NUMBER: 133 PART OF 038 SOUTH OF STREAM (MAP [View map on KGIS](#)
 ON FILE AT MPC)

JURISDICTION: County Commission District 5

STREET ADDRESS: 8500 Westland Dr

▶ **LOCATION:** South side Westland Dr., east of Gothic Manor Way

▶ **APPX. SIZE OF TRACT:** 0.357 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Westland Dr., minor arterial street with 21' of pavement width within the large 160' right-of-way that includes the railroad to the north.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the south and east

HISTORY OF ZONING: Adjacent property to east rezoned PR in 1996 (10-D-96-RZ)

SURROUNDING LAND USE AND ZONING: North: House and vacant land / A (Agricultural)

South: Vacant land / PR (Planned Residential) at up to 5 du/ac

East: Vacant land / PR (Planned Residential) at up to 5 du/ac

West: Residential development / PR (Planned Residential) at up to 5 du/ac

NEIGHBORHOOD CONTEXT: This small site is located in a residential area, zoned A, PR and RA.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac**

PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. It is a logical extension of the zoning and density from all sides. This proposal is a small addition to the PR area to the east that has been zoned PR since 1996.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The proposed rezoning is a minor expansion to a large tract to the north and east that is already zoned PR at up to 5 du/ac.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern. The adjacent property to the north and east is zoned PR at up to the same 5 du/ac as requested on the subject property, so the proposal is a logical extension of zoning from the north.
4. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at the recommended density is compatible with surrounding development and will have a very minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to submit a development plan with 1 additional dwelling unit for MPC's consideration.
3. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

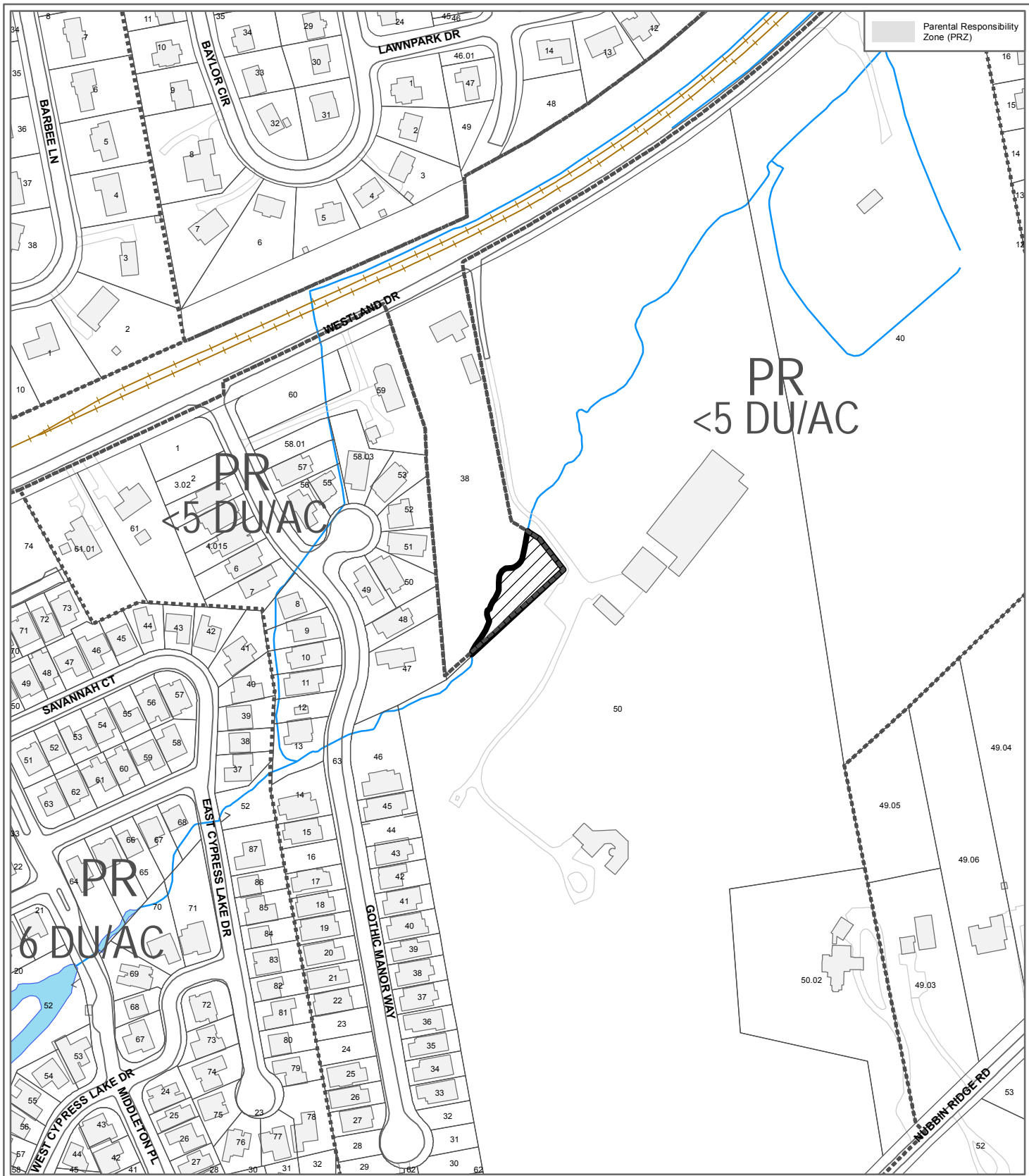
1. The Southwest County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/24/2018. 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.



Parental Responsibility Zone (PRZ)

**8-A-18-RZ
REZONING**

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



Original Print Date: 7/19/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: S & E Properties, Eric Moseley

Map No: 133
Jurisdiction: County



REZONING PLAN AMENDMENT

Name of Applicant: Eric Moseley S+E Properties

Date Filed: 6/18/18 Meeting Date: 8/9/18

Application Accepted by: Bussseau

Fee Amount: \$600 File Number: Rezoning 8-A-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION

Address: 8500 Westland Dr.
General Location: S side Westland Dr.
E of Gothic Manor Way

Parcel ID Number(s): 133-038 (Partial)
Map on file (SafeStream)

Tract Size: .357 Acres

Existing Land Use: Vacant

Planning Sector: Southwest County

Growth Policy Plan: Planned Growth

Census Tract: 57.12

Traffic Zone: 169

Jurisdiction: City Council _____ District
 County Commission 5th District

Requested Change

REZONING

FROM: A

TO: PR

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Residential

Density Proposed 5 du/ac Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: S+E Properties

Company: 405 Montbrook

Address: _____

City: Knox State: TN Zip: 37919

Telephone: 454-3727

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: _____

Company: Same as above

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT
Name: Eric Moseley

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

8-A-18-RZ

Assuming 53.16' (-20')

15,537.60 sq. ft.

0.357 acre

