

▶ **FILE #:** 12-H-18-RZ

AGENDA ITEM #: 44

AGENDA DATE: 12/13/2018

▶ **APPLICANT:** QB REALTY TEAM LLC

OWNER(S): Tyler Epperly

TAX ID NUMBER: 144 028 & 029

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9812 Westland Dr

▶ **LOCATION:** South of Westland Dr., west of Heritage Lake Blvd.

▶ **APPX. SIZE OF TRACT:** 2.5 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Accessed via Westland Dr., a minor arterial with 20' of pavement width within a 65' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

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

▶ **EXISTING LAND USE:** Residential - Single Family Dwelling

▶ **PROPOSED USE:** Neighborhood development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes - To the east is PR 1-5 du/ac

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Single Family Residential / PR 1-3 du/ac and A

South: Vacant, but soon to be a residential subdivision developed at PR at less than 3 du/ac

East: Single Family Residential / PR 1-5 du/ac

West: Single Family Residential / PR 1-3 du/ac and A

NEIGHBORHOOD CONTEXT: The area is developed with single-family residential and apartments, under A, RA, and PR zones.

STAFF RECOMMENDATION:

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

Staff recommends PR (Planned Residential) zoning at a density of up to 5 du/ac because it is consistent with the Southwest County Sector Plan's LDR(Low Density Residential) proposed land use designation and is consistent with the surrounding development patterns.

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. PR zoning is the most appropriate residential zone that can be considered for this site, because of its flexibility in lot sizes, and the ability to cluster development in the more suitable areas of the site. The developer should make every attempt to preserve existing trees along the stream to the south.
2. The site fronts Westland Dr. (Minor Arterial) and future right-of-way for a subdivision currently in development. Therefore site access will need to come from the local road for the new subdivision (Westland Oaks - Parcel # 154 001) and not Westland Dr..
3. 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.
4. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
5. The request is a logical extension of zoning and density from the east.
6. 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 a 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. Public water and sanitary sewer utilities are available to serve the site.
2. PR zoning at the recommended density is compatible with surrounding development.
3. Westland Dr. is a minor arterial street with sufficient capacity to support low density residential development of this site.
4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.

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 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. This proposal does not present any apparent conflicts with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

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

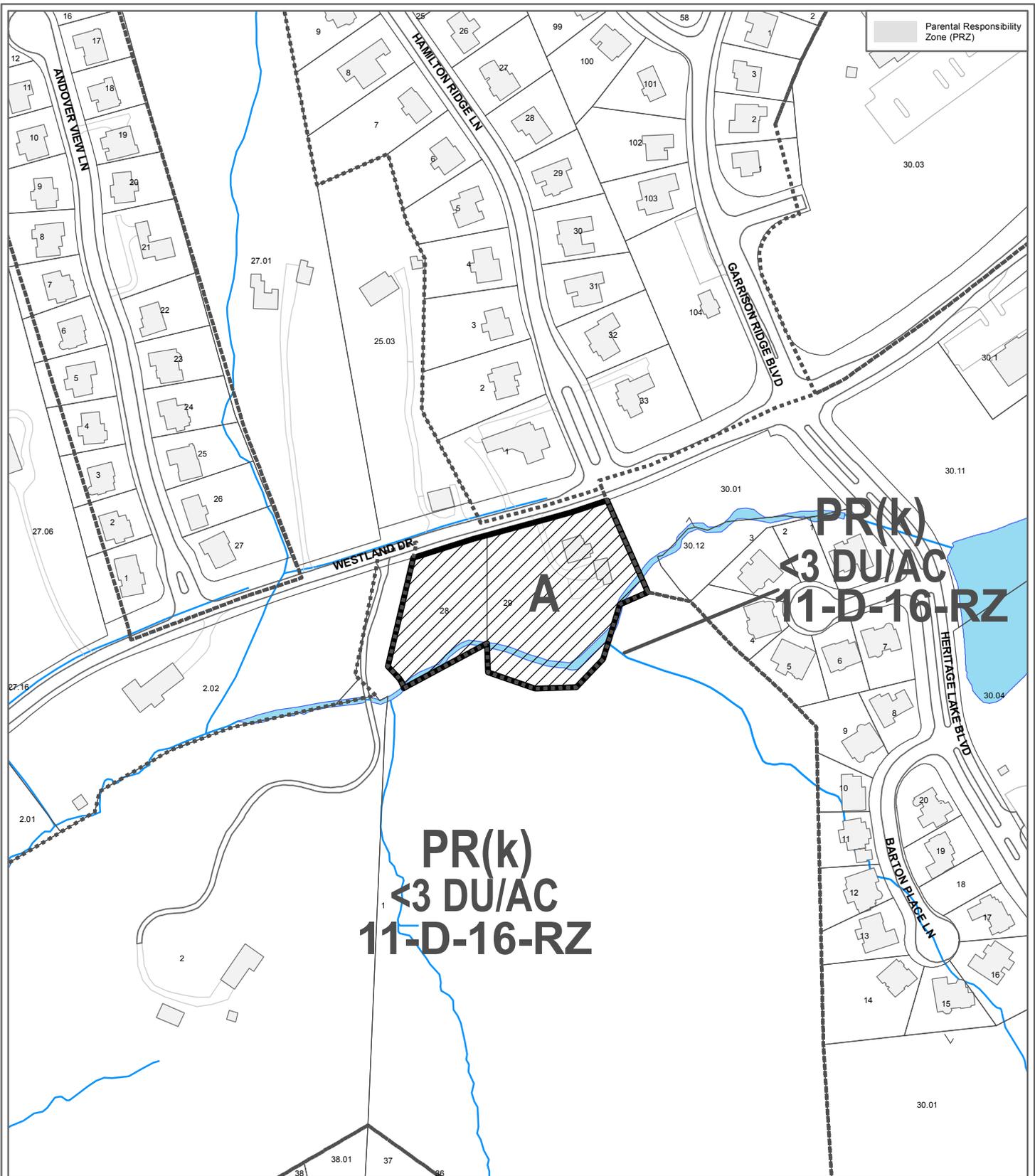
Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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If approved, this item will be forwarded to Knox County Commission for action on 1/28/2019. 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 to appeal an MPC decision in the County.



**12-H-18-RZ
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: QB Realty Team LLC

Map No: 144

Jurisdiction: County



Original Print Date: 11/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING **PLAN AMENDMENT**

Name of Applicant: QB Realty Team LLC

Date Filed: 10/29/18

Meeting Date: 12/13/18

Application Accepted by: M. Payne

Fee Amount: 600.00 File Number: Rezoning 12-H-18-RZ

Fee Amount: 7 File Number: Plan Amendment 7



PROPERTY INFORMATION

Address: 9812 Westland Dr.
 General Location: 3/3 Westland Drive
at Hamilton Ridge Ln.

Parcel ID Number(s): 144 028
144 029

Tract Size: 2.5 ac +/-

Existing Land Use: Single Family Dwelling

Planning Sector: Southwest County

Growth Policy Plan: Planned

Census Tract: 57.08

Traffic Zone: 233

Jurisdiction: City Council _____ District
 County Commission 5th District

Requested Change

REZONING

FROM: A

TO: PR 5du/ac

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: N/A

TO: _____

PROPOSED USE OF PROPERTY

Neighborhood development

Density Proposed 5 Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Tyler Epperly

Company: QB Realty Team LLC

Address: ~~8701 Olde Colony Trl, Unit 61~~ 9812 Westland Dr

City: Knoxville State: TN Zip: 37922

Telephone: (865)963-8462

Fax: _____

E-mail: Qbrenovations@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Tyler Epperly

Company: QB Realty Team LLC

Address: 8701 Olde Colony Trl, Unit 61

City: Knoxville State: TN Zip: 37923

Telephone: _____

Fax: _____

E-mail: Qbrenovations@gmail.com

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: Tyler Epperly

PLEASE PRINT

Name: Tyler Epperly

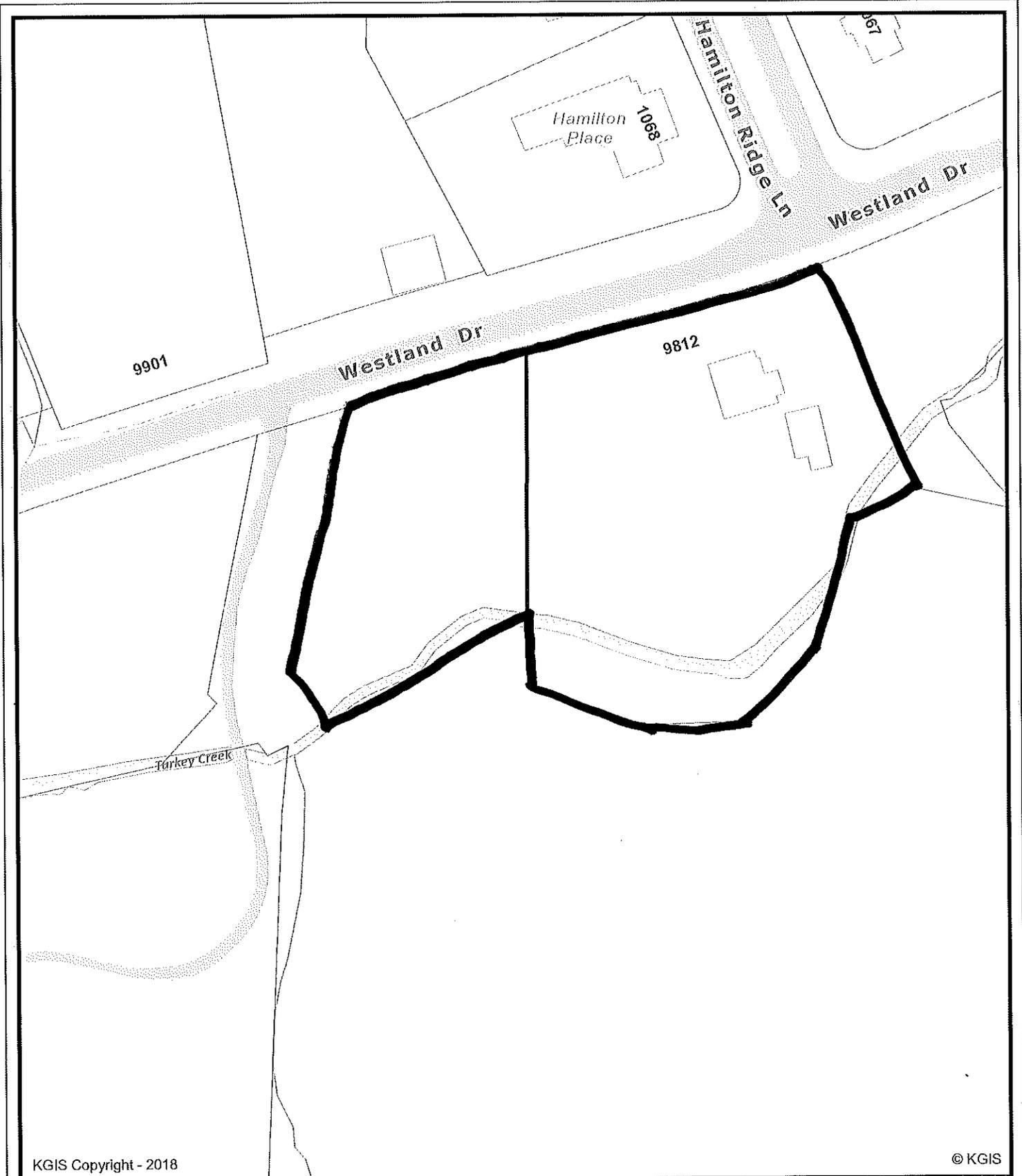
Company: QB Realty Team LLC

Address: 8701 Olde Colony Trl, Unit 61

City: Knoxville State: TN Zip: 37923

Telephone: _____

E-mail: Qbrenovations@gmail.com

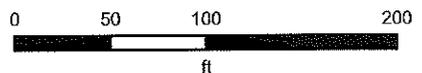


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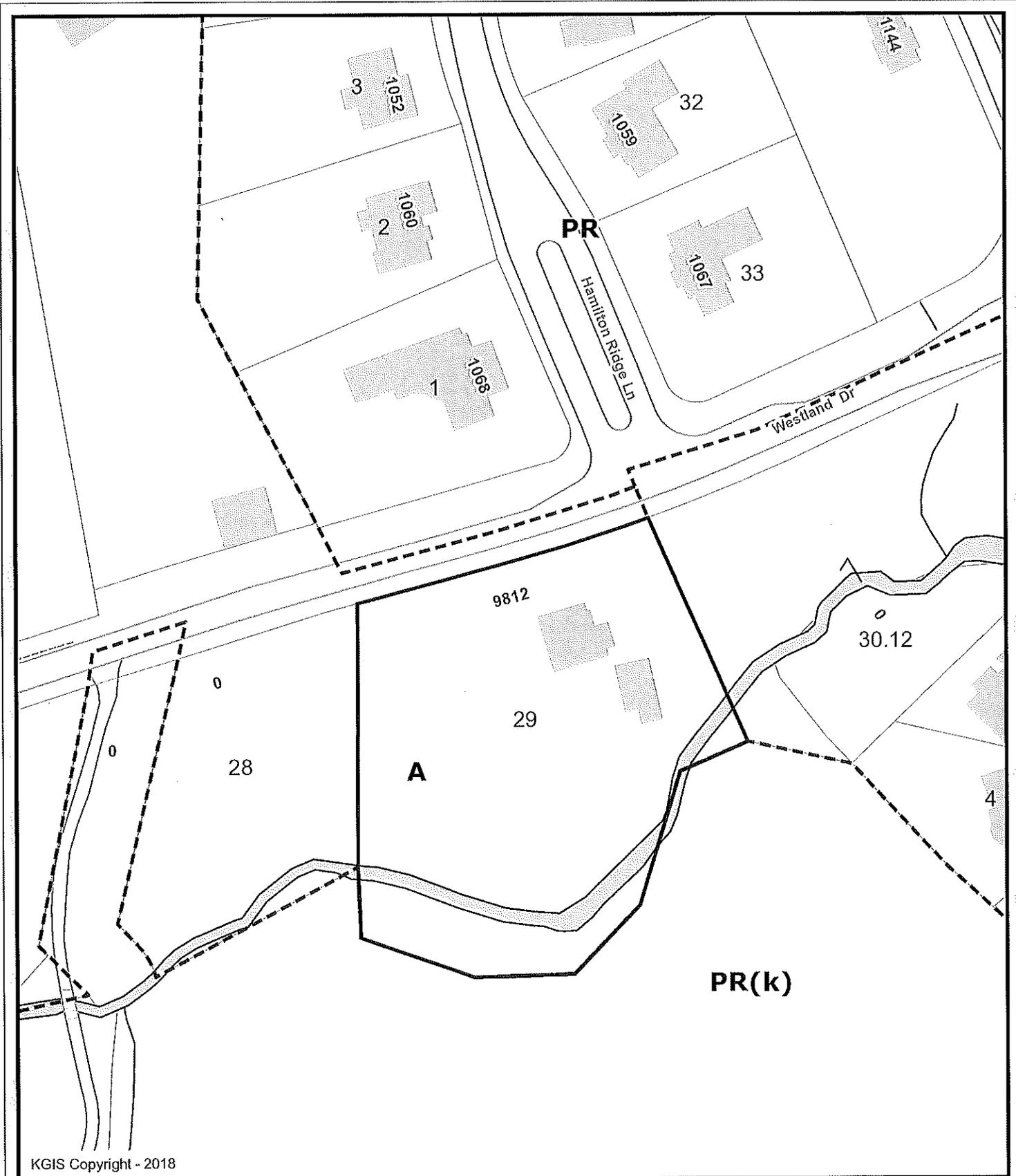
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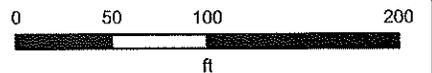
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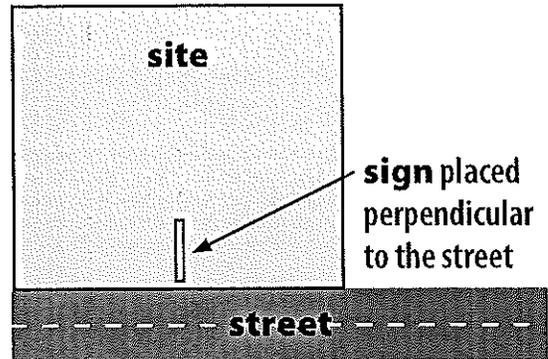
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/29/18 and 12/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Tyler Epperly

Printed Name: Tyler Quinn Epperly

Phone: (865)963-8462 Email: qbrenovations@gmail.com

Date: 10/29/18

MPC File Number: 12-H-18-RZ