

▶ **FILE #:** 6-H-07-RZ (REVISED) **AGENDA ITEM #:** 50
 POSTPONEMENT(S): 6/14/2007-7/12/2007 **AGENDA DATE:** 8/9/2007

▶ **APPLICANT:** H. FREDRICK PARKER HARDIN VALLEY, LLC
 OWNER(S): CONRAD E RANDOLF & PATRICIA C PATRICK

TAX ID NUMBER: 104 017.01 6.9 AC TO PC PLUS 1.9 AC. ROW ACQUISITION. (MAP ON FILE AT MPC)
 JURISDICTION: County Commission District 6
 ▶ **LOCATION:** South side Hardin Valley Rd., southwest of Westcott Blvd.
 ▶ **APPX. SIZE OF TRACT:** 16.34 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Hardin Valley Rd., a four lane, median divided, minor arterial street.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)
 ▶ **ZONING REQUESTED:** PR (Planned Residential) and PC (Planned Commercial)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Retail/office in PC north part (6.9 acres). Townhouse units in PR portion (9.4 acres)
DENSITY PROPOSED: 5 du/ac
 EXTENSION OF ZONE: No
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Hardin Valley Rd and retail/office development / C/LI/ PC Commercial
 South: Vacant land / LDR/A Agricultural
 East: Vacant land / LDR/SLPA/A Agricultural
 West: Residences and day care / O/SLPA/ A and RA Residential
 NEIGHBORHOOD CONTEXT: This site is within the Hardin Valley development corridor that includes residential, office, commercial and industrial uses that have developed under PC, CA, OA, LI, I, PR, RA and A zones.

STAFF RECOMMENDATION:

▶ **APPROVE PC (Planned Commercial) zoning limited to office uses only east of the proposed Road 'A. (See attached zoning plan.)**
APPROVE PR (Planned Residential) zoning for the southern half of the site at maximum density of 4 units per acre

Restricted PC zoning of the front 6.9 acres of the site and PR zoning of the remaining 9.4 acres are consistent with other zoning and development in the area that includes CA, LI, PC, OB, PR, and RA zones. Both PC, and PR zones require MPC development plan approval where slope protection, access limitation

and landscape buffering can be addressed. The sector plan proposes commercial, slope protection and low density residential use for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Restricted PC zoning limited to office uses east of the proposed road 'A' on the site and PR zoning at a density of up to 4 du/ac will allow retail/office and residential development that is compatible with the physical constraints of the site and similar in scale and intensity to the immediate area's mixed use development.
2. PC and PR zoning will require plan review and approval prior to development of the property. During this review, issues such as slope protection, traffic, drainage, and other development concerns can be addressed.
3. PC and PR zoning will allow development similar to surrounding uses that include retail and office uses, as well as large and small lot residential and townhouse developments.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed rezoning would allow consideration of a development with a maximum of 56 dwelling units. Approximately 650 new vehicle trips would be generated and approximately 10 school-aged children would be added to the school system.
3. The PC and PR zoning at up to 4 du/ac. density would have a similar impact as other nearby, recently zoned and developed property under PR, PC, and OA zones.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The PC and PR zoning at a up to 4 du/ac. density are consistent with the commercial, slope protection, and low density residential uses proposed for this site by the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 0 (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: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Karns 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.

If approved, this item will be forwarded to Knox County Commission for action on 9/24/2007. 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.



**6-H-07-RZ
REZONING**



From: A (Agricultural)
To: PC (Planned Commercial)

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

Original Print Date: 07/26/07 Revised: 08/02/07
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: H. Fredrick Parker (Revised)

Map No: 104

Jurisdiction: County



GENERAL NOTES:

1" IN STATE PLANE
(NAD 83)
SCALE: 1" = 30'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.0001

LEGEND

- ACCESSIBLE PARKING
- ACCESSIBLE RAMP
- COORDINATE POINT
- PARKING SPACES
- CONCRETE
- ASPHALT PAVEMENT
- HORIZONTAL CONTROL POINT
- BOUNDARY LINE
- DETAILED REFERENCE
(DETAIL NO./SHEET NO.)

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PROJECT NO.: 0001-0000
 DATE: JULY 1, 2007
 T.C. #38
 SHEET #1

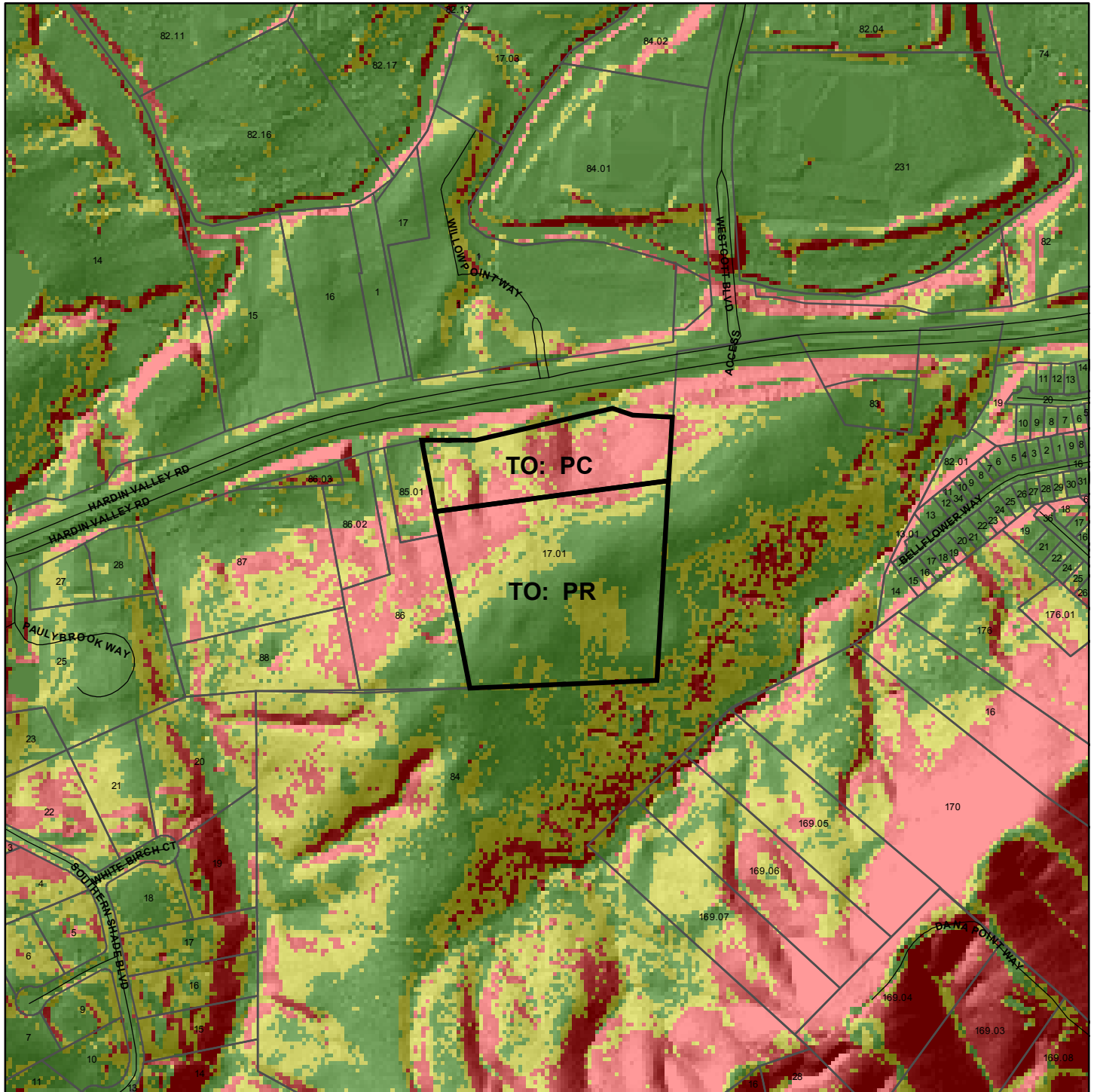
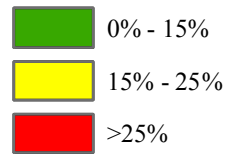
PROPOSED REZONING PLAN
 PRELIMINARY FOR REVIEW ONLY
C1.01



TENNESSEE ONE CALL
 800-368-5878
 1-800-351-1111

6-H-07-RZ Slope Analysis

Percent Slope



6-H-07-RZ REZONING

From: A (Agricultural)
To: PC (Planned Commercial) & PR (Planned Residential)

Original Print Date: 6/5/2007 Revised: 7/20/2007
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Landview Dev., LLC

Map No: 89

Jurisdiction: County

0 500' W N E
Agenda Item # 50

MPC August 9, 2007

6-H-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	10892	6.2511	39.99%
15%-25%	2	8626	4.9506	31.67%
> 25%	3	7721	4.4312	28.35%
Total Acres			15.6330	100.00%