

▶ **FILE #:** 8-I-07-RZ

**AGENDA ITEM #:** 59

**AGENDA DATE:** 8/9/2007

▶ **APPLICANT:** GERALD ANDERSON

OWNER(S): SUMTER PAUL THOMAS & SUMTER BARBARA

TAX ID NUMBER: 28 112

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southeast side Cabbage Dr., northeast of Andersonville Pike

▶ **APPX. SIZE OF TRACT:** 33 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cabbage Rd., a two lane local street with 15' to 17' of pavement within a 40' right-of-way and Dove Wing Lane a local street with 26' of pavement within a 50' right-of-way located in the adjoining subdivision.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been recently rezoned to PR for residential subdivision development.

SURROUNDING LAND USE AND ZONING: North: Residences / A Agricultural

South: Residential subdivision /PR Residential

East: Residences and vacant land / A and PR Residential

West: Residence and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This site is located within the north portion of the Halls Community urban development pattern which has occurred under RA, PR and A zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density up to 3 du/ac. (Applicant requests 4 du/ac.)**

PR zoning at up to 3 du/ac. is consistent with other PR zoning and development found in the area. The sector plan proposes low density residential use for this site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding

development and zoning pattern.

2. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.
3. PR zoning at up to 4 du/ac will allow the property to be developed with up to 132 dwelling units. The recommended 3 du/ac. will allow a maximum of 99 units.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities available to serve the site.
2. At the requested density, up to 132 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1338 vehicle trips per day to the street system and about 65 children under the age of 18 to the school system. The staff recommended 3 du/ac. yeilds 99 units, adds 49 school aged children, and generates 1027 vehicle trips per day.
3. The applicant intends to gain access to the site via Knowledge Ln. to the east, within the adjacent subdivision which has access to Hill Rd. The other possible access is Shoffner Ln., which has inadequate pavement width. Some road widening may be required prior to development of the site. A traffic study will be required if the development proposal shows more than 75 dwelling units.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan.

ESTIMATED TRAFFIC IMPACT 1338 (average daily vehicle trips)

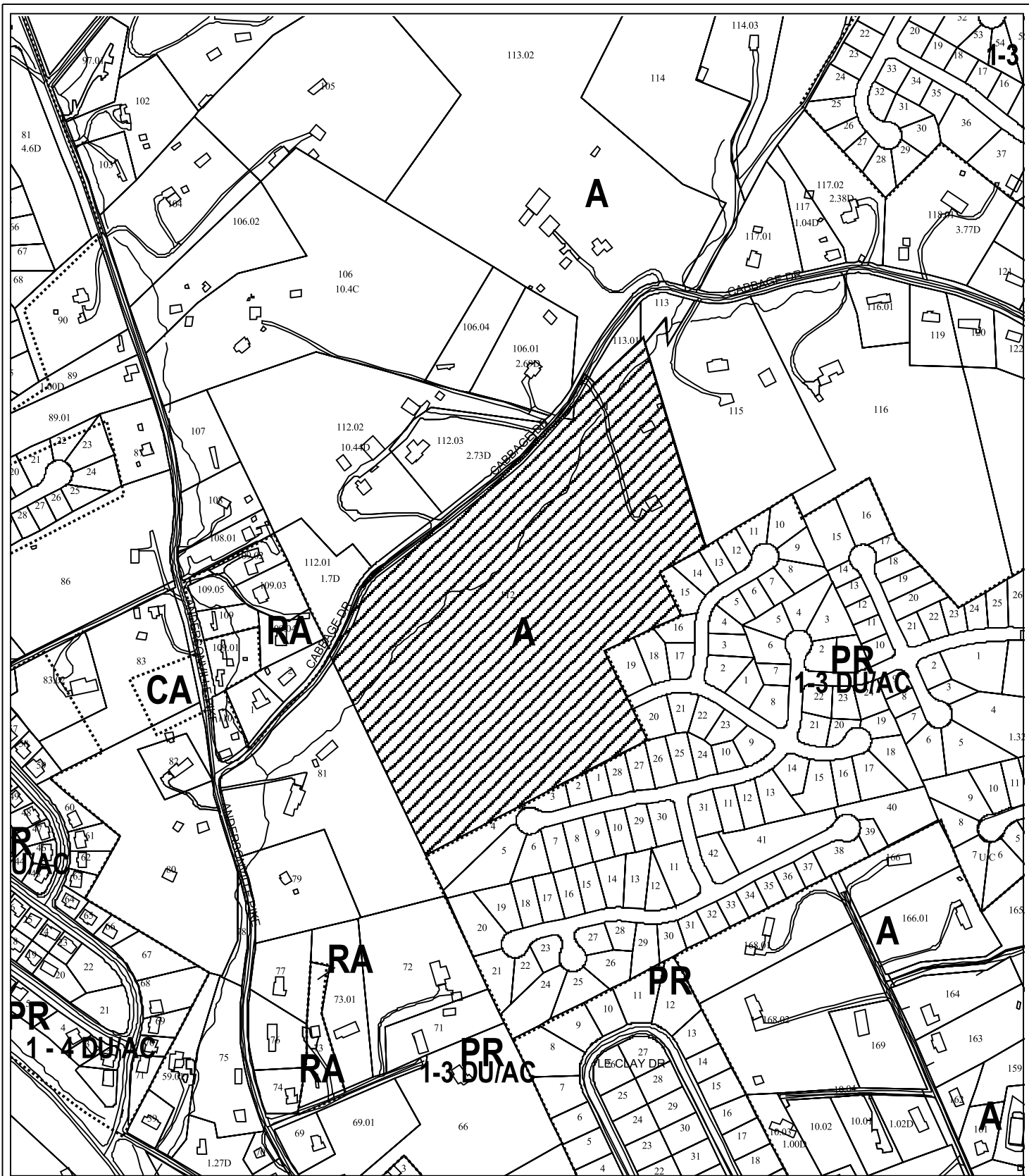
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 65 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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.



**8-I-07-RZ  
REZONING**

Petitioner: Gerald Anderson

Map No: 28

Jurisdiction: County



From: A (Agricultural)

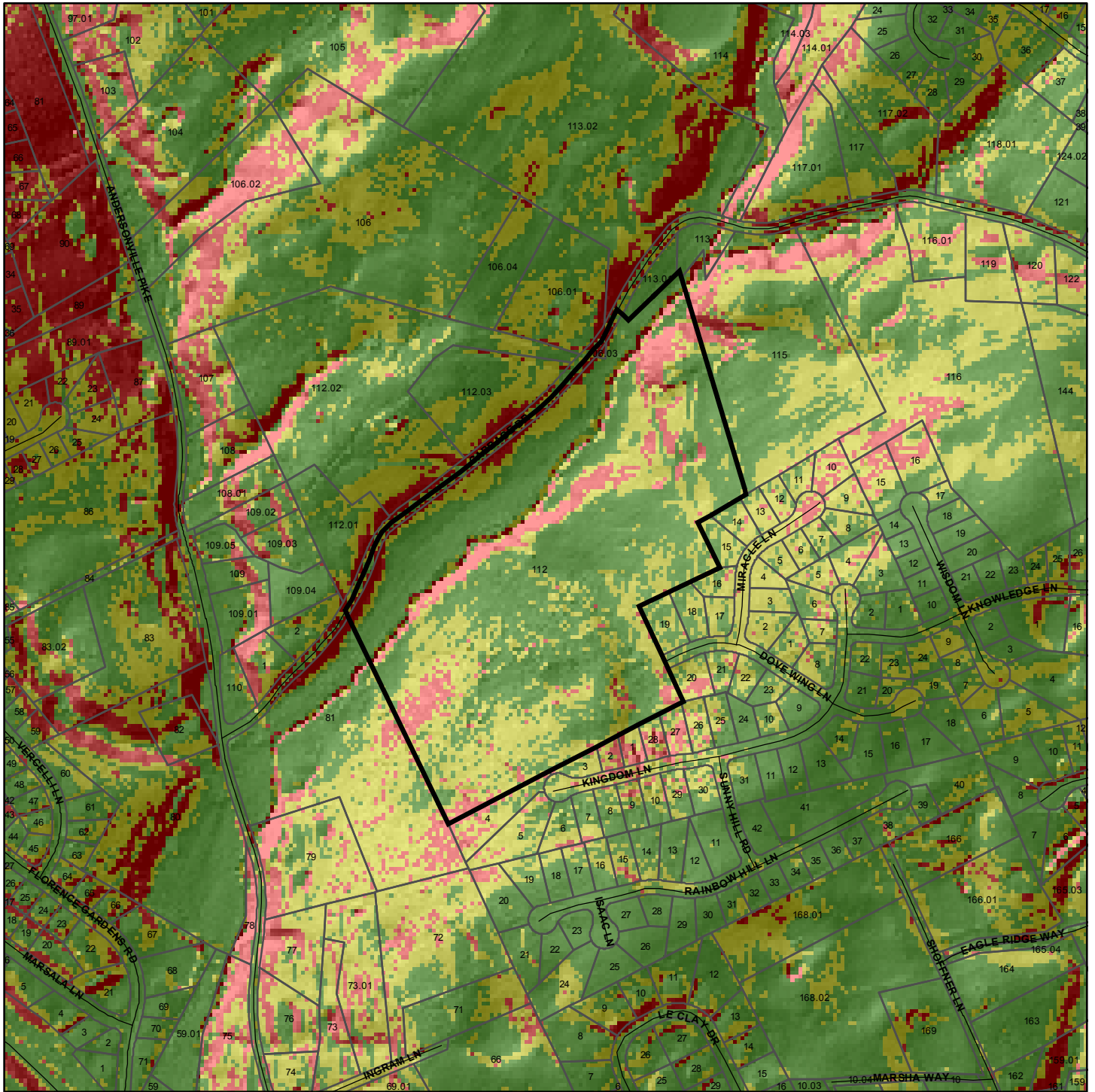
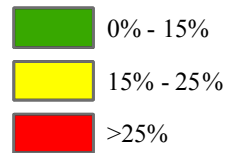
To: PR (Planned Residential)

Original Print Date: 07/26/07 Revised:

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

# 8-I-07-RZ Slope Analysis

## Percent Slope



## 8-I-07-RZ REZONING

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

Original Print Date: 7/30/2007 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Gerald Anderson

Map No: 28

Jurisdiction: County



8-I-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	30518	17.5149	54.63%
15%-25%	2	17829	10.2324	31.92%
> 25%	3	7513	4.3119	13.45%
Total Acres			32.0592	100.00%