



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

FILE #: 8-K-07-RZ
8-D-07-SP

AGENDA ITEM #: 61
AGENDA DATE: 8/9/2007

APPLICANT: ROD TOWNSEND
OWNER(S): GARRETT DONALD L & DEBRA L

TAX ID NUMBER: 47 228
JURISDICTION: Commission District 7

LOCATION: Southeast side E. Beaver Creek Dr., northeast of Ghiradelli Rd.

TRACT INFORMATION: 2.43 acres.

SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Beaver Creek Dr., a major collector street with 19' of pavement width within 50' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / A (Agricultural)

PROPOSED PLAN DESIGNATION/ZONING: MDR (Medium Density Residential) / PR (Planned Residential)

EXISTING LAND USE: Residence

PROPOSED USE: Duplexes (6-8 buildings)

DENSITY PROPOSED: 6 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of MDR plan designation and PR zoning from the northeast and northwest.

HISTORY OF ZONING REQUESTS: None noted for this site

SURROUNDING LAND USE, PLAN DESIGNATION, North: E. Beaver Creek Dr. - Dwellings / LDR, MDR / PR (Planned Residential) @ 1-4 du/ac and RB (General Residential)

ZONING South: Dwelling / LDR / A (Agricultural)

East: Dwelling / LDR / A (Agricultural)

West: Dwelling / LDR / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses, under A, PR, RA and RB zoning.

STAFF RECOMMENDATION:

DENY MDR (Medium Density Residential) sector plan designation.

LDR uses have been maintained on the south side of E. Beaver Creek Dr. The applicant has reasonable use of the property under the current LDR plan designation, which could allow up to 13 dwelling units on the site, if maximized.

► **APPROVE PR (Planned Residential) zoning.**

APPROVE a density of up to 5 du/ac, consistent with current sector plan designation. (Applicant requested 6 du/ac.)

PR zoning at the recommended density is consistent with the sector plan designation for the site and is compatible with the scale and intensity of the surrounding development and zoning pattern.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding low density residential development and zoning pattern and is consistent with the current sector plan proposal for the site.
2. The recommendation gives the applicant reasonable use of the property, but slightly lessens the impact to adjacent properties, which are developed with large lot residential uses under A zoning.
3. Establishing MDR uses at this site would set a precedent for further extension to the west on E. Beaver Creek Dr. into established low density residential areas.
4. 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.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 13 dwelling units could be proposed on the subject property. The development of multiple attached dwellings would add approximately 152 vehicle trips per day to the street system and about 1 school aged child to the school system. At the applicant's requested density, up to 15 dwelling units could be proposed on the subject property. The development of multiple attached dwellings would add approximately 173 vehicle trips per day to the street system and about 2 school aged children to the school system.
3. The recommended zoning and density 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, consistent with the staff's recommended PR zoning and density.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved at the requested or recommended density, this request may generate similar requests for residential zoning and densities in the future on surrounding Agricultural zoned properties. Staff recommends against establishing an MDR plan designation at this location. Low density residential allows consideration of up to 5 du/ac, which is reasonable for this established residential corridor along E. Beaver Creek Dr. west of this site.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern 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 173 (average daily vehicle trips)

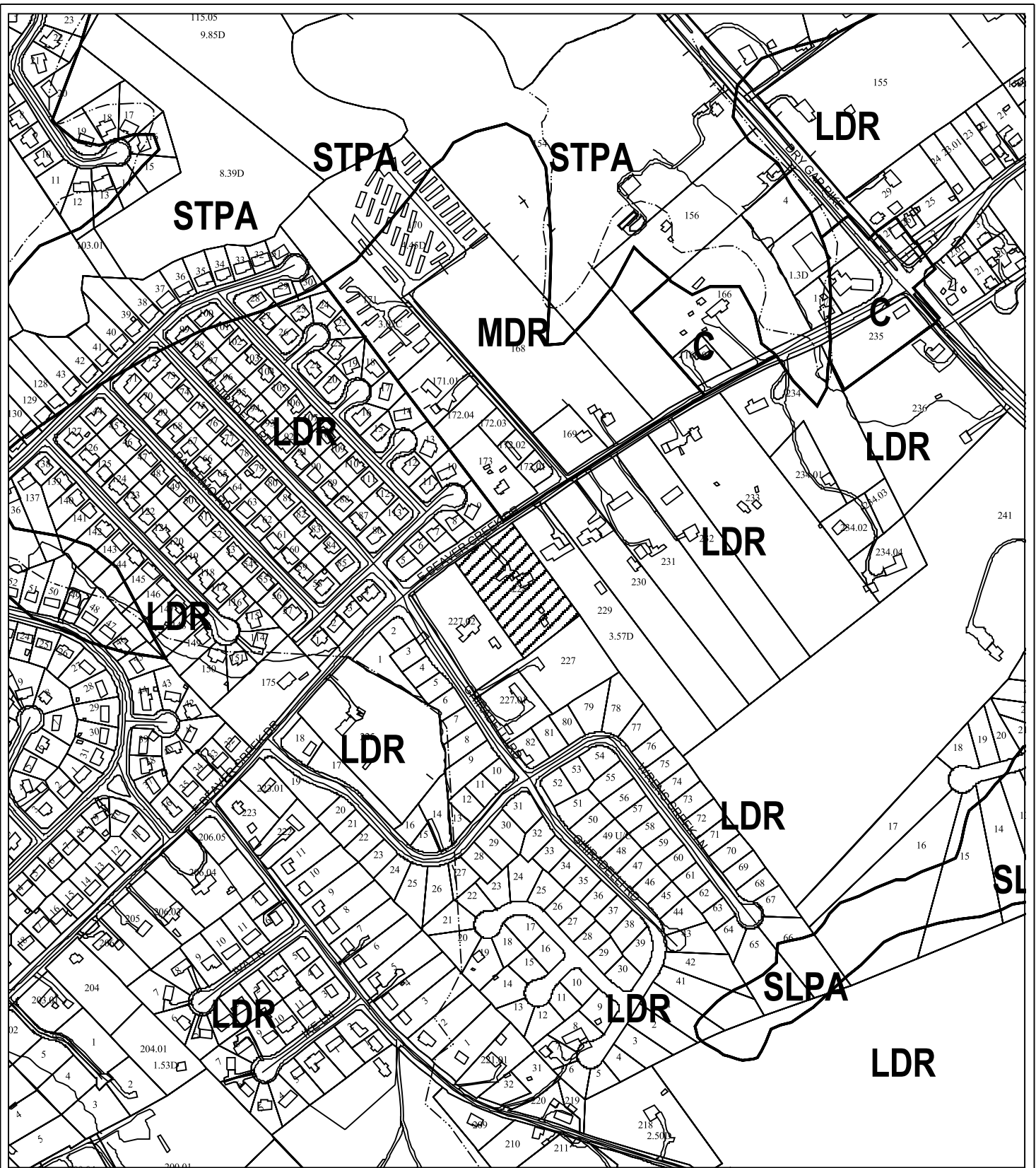
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Central 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-D-07-SP/8-K-07-RZ
SECTOR PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Rod Townsend

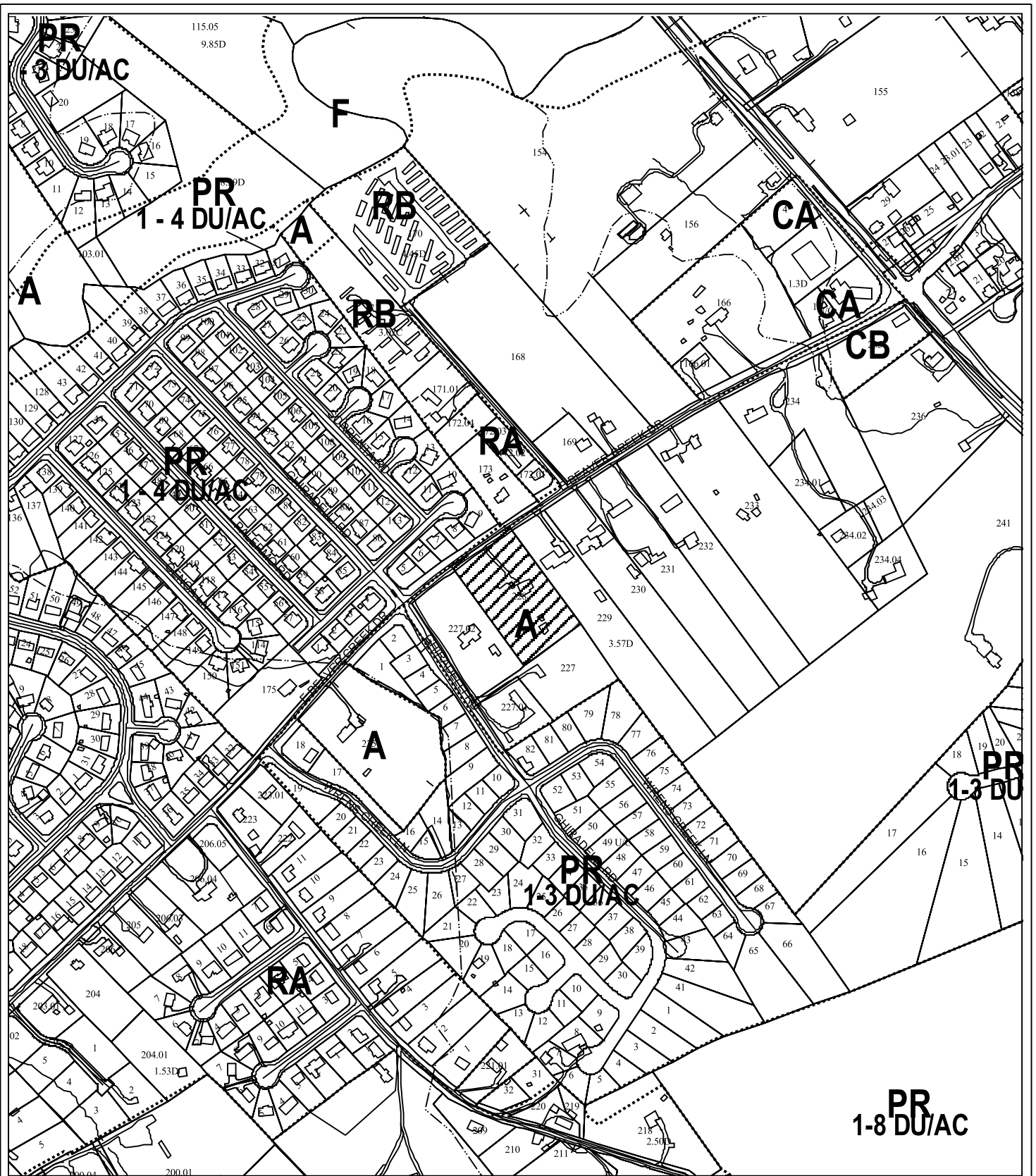
Map No: 47

Jurisdiction: County

From: LDR (Low Density Residential)
To: MDR (Medium Density Residential)

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






**8-K-07-RZ
REZONING**

Petitioner: Rod Townsend

Map No: 47

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



