

▶ **FILE #:** 12-H-07-RZ

AGENDA ITEM #: 84

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** NEW CONCEPT DEVELOPMENT

OWNER(S): SMITH DAVID ANTHONY & CARLA GLASS

TAX ID NUMBER: 144 007.12

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side George Williams Rd., northeast side I-140, southwest of Hidden Glen Ln.

▶ **APPX. SIZE OF TRACT:** 1.95 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Williams Rd., a major collector street with 27' of pavement width within 160' or more of right of way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential

DENSITY PROPOSED: 5 du/ac

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

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: George Williams Rd. - Residences / PR (Planned Residential) @ 1-3.2 du/ac

South: Residences / PR (Planned Residential) @ 1-2.5 du/ac

East: Residences / PR (Planned Residential) @ 1-2.5 du/ac

West: I-140 right of way / OS-1 (Open Space Preservation)

NEIGHBORHOOD CONTEXT: This area has been developed with low density residential uses under A, PR and RA zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**
APPROVE a density of up to 5 du/ac.

PR zoning at the requested density allows this site to be developed with up to 9 residential units, which will have a minimal impact on surrounding properties. Although the density is slightly higher than the prevailing density in the area, the site is very small, so the additional impact of the increased density is minimal.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the requested density is compatible with the surrounding residential development and is

consistent with the sector plan proposal for the site. The site has mostly moderate and few severe slopes, so is developable at the proposed density, especially when it can be clustered in the flatter portions of the site with the proposed attached development.

2. Although the density is slightly higher than the prevailing density in the area, the site is very small, so the additional impact of the increased density is minimal. At 3 du/ac, the total number of units that could be proposed would be 4 less units than at the requested density.

3. 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 requested density and reported acreage of 1.95 acres, up to 9 dwelling units could be proposed on the subject property. The development of attached dwellings would add approximately 110 vehicle trips per day to the street system and about 6 children under the age of 18 to the school system. The applicant has submitted the attached preliminary development plan showing 10 attached dwelling units, which will not be permitted unless the surveyed acreage of the property is over 2 acres.

3. The impact on adjacent properties will be minimized during the required use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the recommendation.

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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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 110 (average daily vehicle trips)

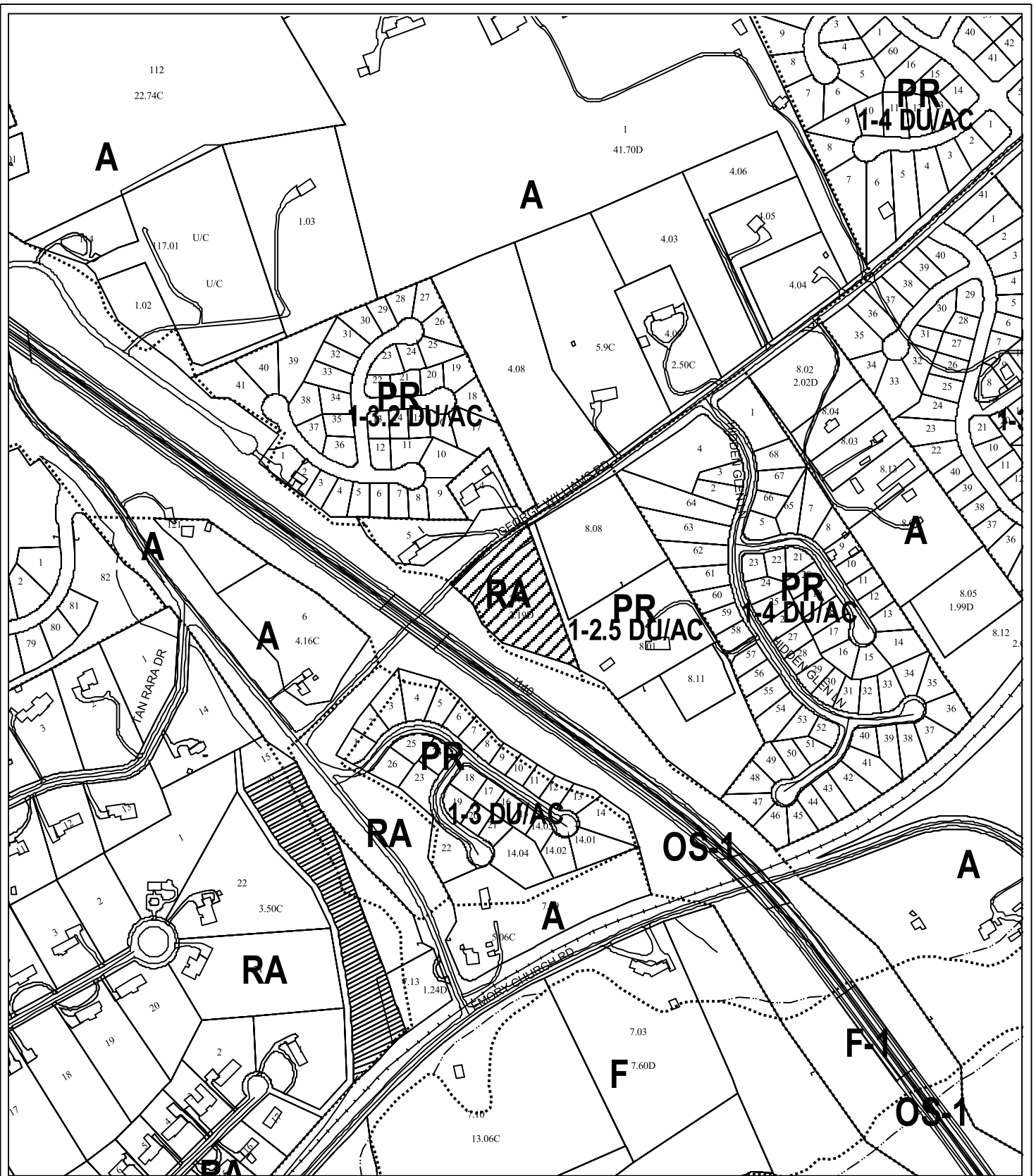
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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 1/28/2008. 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.



**12-H-07-RZ
REZONING**

Petitioner: New Concept Development

Map No: 144

Jurisdiction: County



From: RA (Low Density Residential)

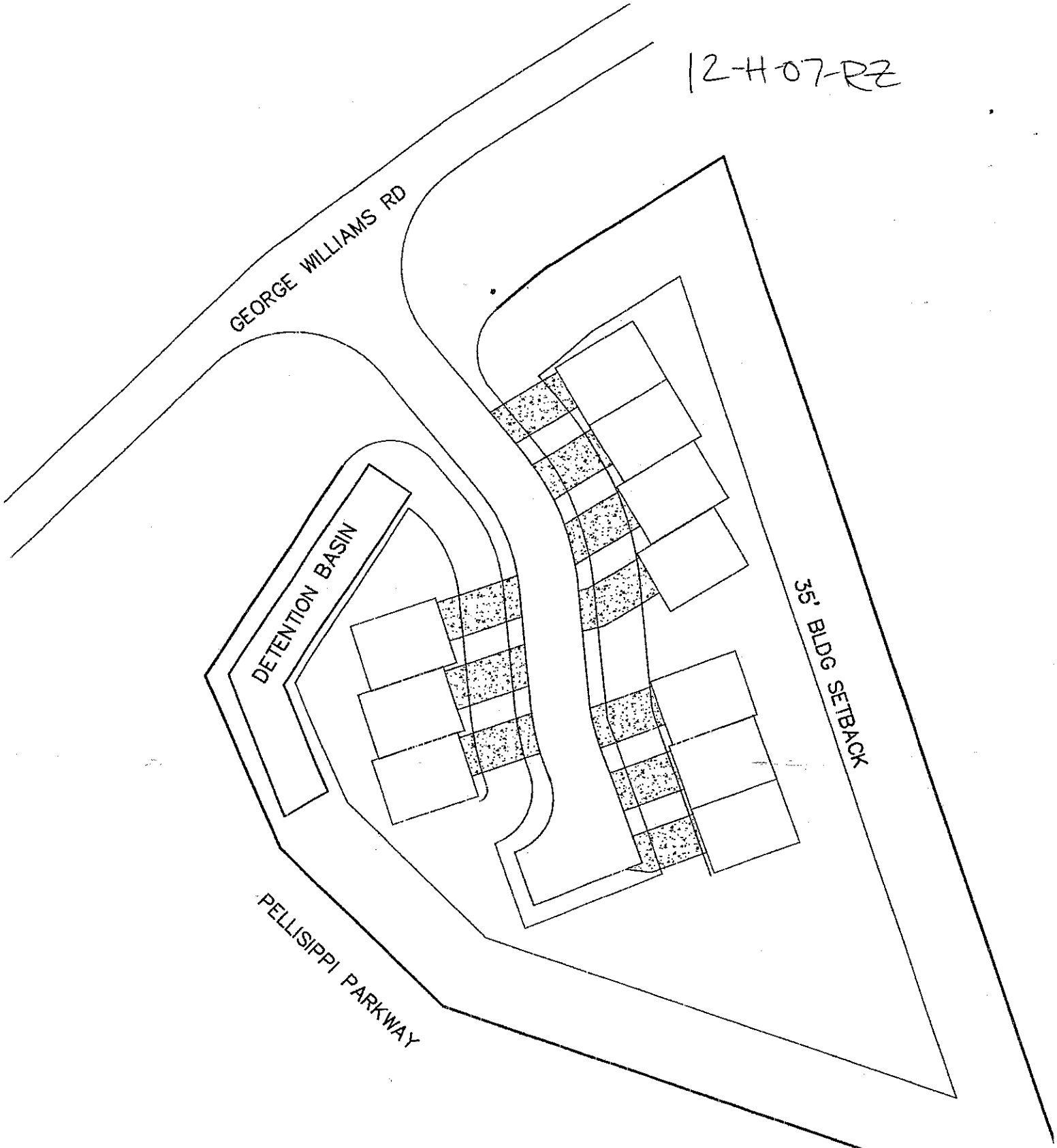
To: PR (Planned Residential)

Original Print Date: 11/26/07 Revised:

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



12-407-RZ



SCALE: 1" = 50'
300 LF STREET
(10) 30' X 40' UNITS