

▶ **FILE #:** 12-K-07-RZ

**AGENDA ITEM #:** 87

**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** LAWRENCE WINSTEAD  
 OWNER(S): WINSTEAD LAWRENCE & KATHY

TAX ID NUMBER: 46 140

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side Collier Rd., southeast of Fox Ridge Dr.

▶ **APPX. SIZE OF TRACT:** 7.7 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Collier Rd., a local street with a 16' to 19' pavement width within a 50' right-of-way.

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:** Residence

▶ **PROPOSED USE:** Detached residential subdivision

**DENSITY PROPOSED:** 2 du/ac

EXTENSION OF ZONE: Yes, property to the north is zoned PR

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / PR (Planned Residential)

South: Residential subdivision / A (Agricultural)

East: Residential subdivision / A (Agricultural)

West: Residential subdivision / PR (Planned Residential) & RB (General Residential)

NEIGHBORHOOD CONTEXT: This section of Powell has developed with low density residential uses under PR, RB, and A zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.  
 APPROVE a density of up to 2 du/ac.**

PR zoning at up to 2 dwelling units per acre is compatible with surrounding development and zoning and is consistent with the sector plan proposal of low density residential for the property. The property does have some slope constraints and the PR zoning will allow the public and MPC staff to address these constraints.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the recommended density is compatible with the scale and intensity of the other residential development in the area and is consistent with the sector plan proposal for the site.

2. The site does have steep slope characteristics along Collier Rd. At the recommended density, the developer of this property will be expected to leave the sloped areas undisturbed, making it appropriate for development at 2 du/ac.
3. There are other residential developments to the north and south of the proposed site that have been developed at similar densities under PR, A, and RB zoning.
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 applicant's requested density, up to 15 dwelling units could be proposed on the subject property. The development would add approximately 181 vehicle trips per day to the street system and about 7 children under the age of 18 to the school system.
3. Sight distance appears adequate on Collier Rd. for the development entrance, but this will need to be certified on the development plans.
4. 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 this proposal.
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: 181 (average daily vehicle trips)

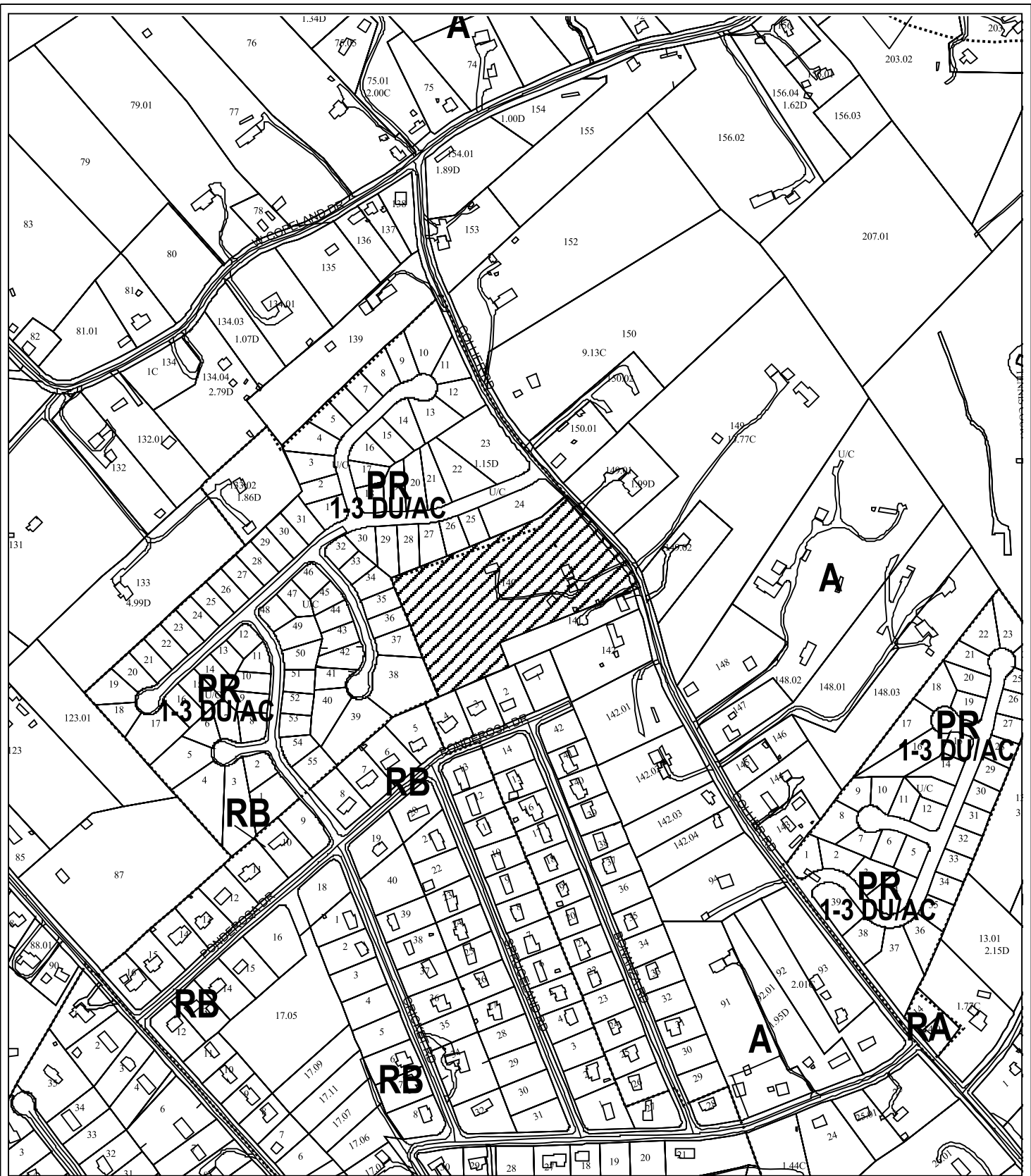
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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-K-07-RZ  
REZONING

Petitioner: Lawrence Winstead

Map No: 46

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 11/26/07 Revised:

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

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