

▶ **FILE #:** 12-O-07-RZ

AGENDA ITEM #: 91

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** FORESTBROOK DEVELOPMENT

OWNER(S): MCREYNOLDS HAROLD E & BETTY J

TAX ID NUMBER: 145 058

JURISDICTION: County Commission District 4

▶ **LOCATION:** North side Badgett Rd., east side Tooles Bend Rd.

▶ **APPX. SIZE OF TRACT:** 4.05 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Tooles Bend Rd., a minor collector street with 18' of pavement width within 50' of right of way, or Badgett Rd., a minor collector street with 17' of pavement with within 50' of right of way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential

DENSITY PROPOSED: 3 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: Dwellings / PR (Planned Residential) @ 1-3 du/ac

South: Badgett Rd. - Dwellings / A (Agricultural)

East: Dwellings / PR (Planned Residential) @ 1-3 du/ac

West: Tooles Bend Rd. - Dwelling and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential development under A and PR zoning.

STAFF RECOMMENDATION:

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

PR zoning at the requested density is compatible with surrounding development and zoning and is consistent with the sector plan proposal for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the requested density is compatible with the scale and intensity of the surrounding residential development and zoning pattern and is consistent with the current sector plan proposal for the site.
2. PR is a logical extension of zoning and density from the north and east.

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 applicant's requested density, up to 12 dwelling units could be proposed on the subject property. The development of detached dwellings would add approximately 147 vehicle trips per day to the street system and about 8 school aged children to the school system.
3. Upon field review, staff has observed that there may be sight distance issues for access to the development on Tooles Bend Rd. and Badgett Rd. The applicant's engineer has met in the field with and submitted plans to Knox County Engineering for review. Knox County Engineering has stated that they can support the variances that would be required to allow access to Tooles Bend Rd. and that this proposed location could meet sight distance requirements.
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 Southwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the staff's recommended PR zoning and density.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Growth Policy Plan policies, applied to this site, would not allow a density of more than 3 du/ac. The Planned Growth Area is located across Tooles Bend Rd. from this site.
3. If approved at the requested density, this request may generate similar requests for low density residential zoning and densities in the future on surrounding Agricultural zoned properties.

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 147 (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: 8 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill 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.

