

▶ **FILE #:** 12-Q-07-RZ

AGENDA ITEM #: 93

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** JOHN HANCOCK

OWNER(S): HANCOCK JOHN J & SUSAN

TAX ID NUMBER: 67 PART OF 041 DEPTH OF 500 FT.-MAP ON FILE AT MPC

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast end of Lyngate Blvd., southeast of W. Beaver Creek Dr.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lyngate Blvd., a local street with a 26' 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:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 3 du/ac

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential) & Agricultural)

South: Vacant / A (Agricultural) & C-4 (Highway & Arterial Commercial)

East: Vacant / A (Agricultural)

West: Vacant / A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in an area of the county that has been developed with detached and attached residential lots under A, RA and PR zoning.

STAFF RECOMMENDATION:

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

PR zoning at up to 3 du/ac is compatible with surrounding development and zoning and is consistent with the low density residential sector plan designation for this property. The adjoining attached residential subdivision to the north, Brockton Place, is zoned PR at 6 du/ac.

COMMENTS:

The applicant is requesting that a 5-acre portion of this 19.1 acre site be rezoned to PR zoning. The remaining 14.1 acres will remain zoned agricultural. Access to the lots will be from a new public right-of-way that will be extended from the current terminus of Lyngate Blvd.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of existing and proposed residential development and zoning pattern along this section of W. Beaver Creek Dr. The adjoining attached residential subdivision to the north, Brockton Place, is zoned PR at 6 du/ac.
2. This site has access to Lyngate Blvd. The developer of this property will be required to extend the public right-of-way of Lyngate Blvd. into the proposed subdivision.
3. PR zoning is consistent with surrounding zoning and development pattern along this section of W. Beaver Creek Dr. This area has been developed with a mixture of detached and attached residential lots.

EFFECTS OF THE PROPOSAL

1. The requested PR zoning at up to 3 du/ac would allow consideration of a maximum of 15 units, which would add approximately 181 vehicle trips per day and would approximately 7 children to area schools.
2. PR zoning would require MPC use on review approval of site plans prior to any development of the property. During this review, issues such as the extension of Lyngate Blvd., traffic, sight distance, drainage, access topography, lot layout and other development concerns will be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential uses and slope protection. The sloped portion of the property is concentrated on the back 14.1 acres that will remain zoned agricultural.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 181 (average daily vehicle trips)

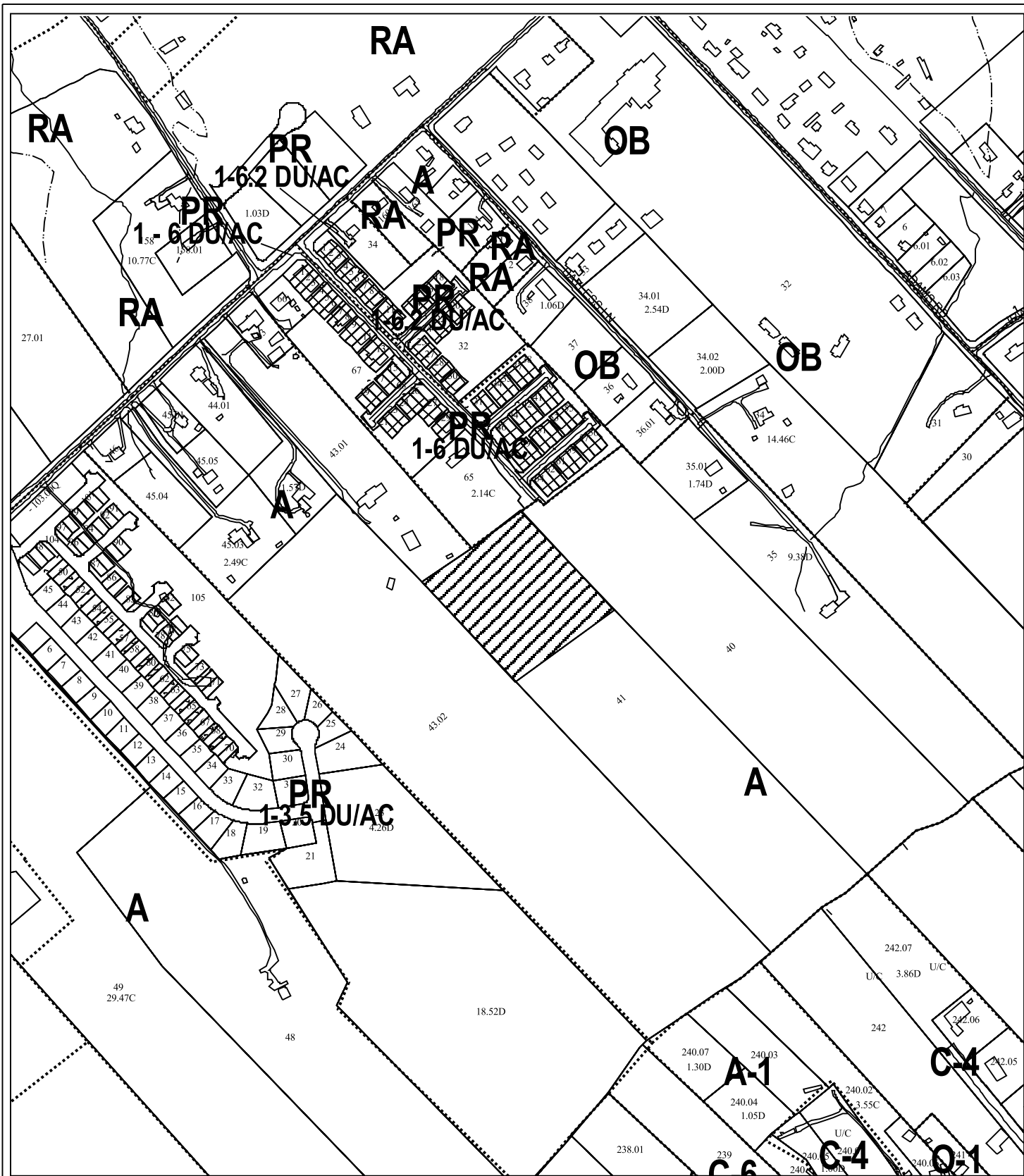
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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-Q-07-RZ
REZONING

Petitioner: John Hancock

Map No: 67

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 12/06/07

Revised:

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

