



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

▶ **FILE #:** 12-S-07-RZ
12-G-07-SP

AGENDA ITEM #: 95
AGENDA DATE: 12/13/2007

▶ **APPLICANT:** WELLS CREEK, LLC
OWNER(S): GASS EDWARD D & MARY E
KLTi LLC

TAX ID NUMBER: 137 022.01, 022.02, 022.03
JURISDICTION: Commission District 9

▶ **LOCATION:** South side W. Governor John Sevier Hwy., west of W. Dick Ford Ln.

▶ **TRACT INFORMATION:** 4.39 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gov. John Sevier Hwy., a two lane, major arterial street with 45' of pavement within a 100' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential) @ 1-5 du/ac and A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential) @ up to 12 du/ac

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

▶ **PROPOSED USE:** Apartments and retail uses

DENSITY PROPOSED: 12 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, if previous application is approved by County Commission

HISTORY OF ZONING REQUESTS: Parcel 22.01 was rezoned PR@ 5 du/ac. with the adjoining site in 2006; this is the first rezoning request for two of the parcels

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: W. Gov. John Sevier Hwy. & residences / MDR/ A Agricultural
South: Residences and vacant land / LDR/ A Agricultural

East: Residences / LDR/ A Agricultural

West: Vacant land & residences / PR Residential

NEIGHBORHOOD CONTEXT: This site is part of an Agriculturally zoned, rural residential developed area that is proposed for low and medium density development under PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the MDR (Medium Density Residential) designation**

Expansion of the MDR designation is consistent with the adjoining property designation and will allow it to be incorporated into that development site.
Other property in the area is designated for MDR development.

▶ **APPROVE PR (Planned Residential) zoning.
APPROVE a density up to 12 units per acre**

PR zoning at up to 12 units per acre is consistent with the MPC recommendation for the adjacent property which is proposed to be developed with this site. There is medium density residential zoning in the area to the west.

COMMENTS:

A NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This property will be developed with the adjoining site and each have direct access to Gov. John Sevier Hwy., a two-lane, major arterial highway scheduled for improvement to a three-lane section in the near future. Both public water and sewer service are available from Knox Chapman Utility District.
2. The established and proposed surrounding development and zoning pattern, and infrastructure serving the site, support the medium density residential development request.

B. EFFECTS OF THE PROPOSAL

1. The requested MDR designation and PR zoning at up to 12 du/ac for this site combined with the former request would allow consideration of a maximum of 256 units, which would add approximately 2222 vehicle trips per day to area streets. The current PR maximum density of 5 du/ac. Would allow 85 units on this site and would add 825 ADT. The school student impacts would be approximately 93 children and 31 children respectively, to the area's school population.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, floodway protection, building layout and other development concerns can be addressed. The developer of the property should pay special attention to how the site will be accessed.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

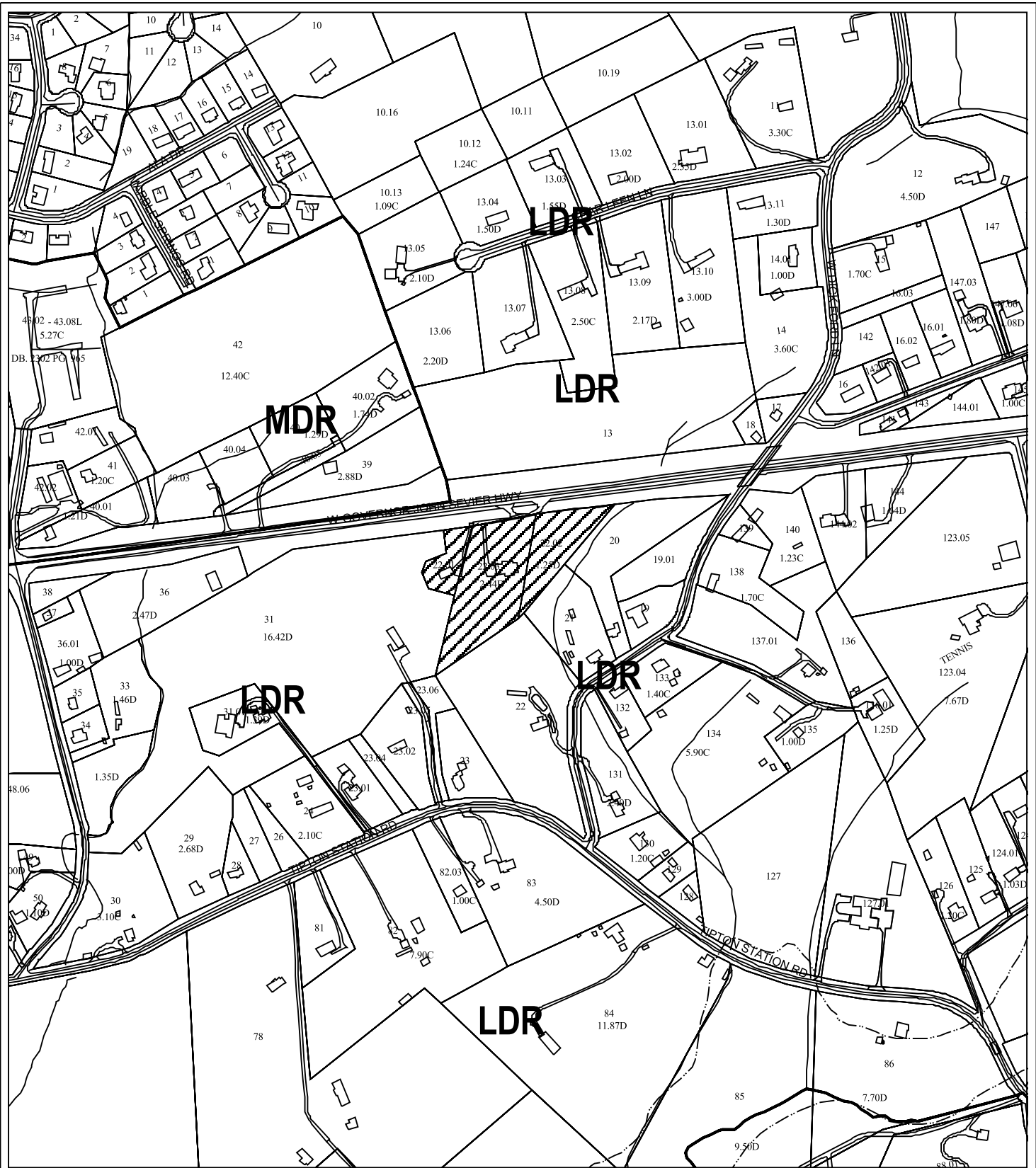
1. The property and the surrounding area are proposed for low density residential and medium density residential development by the South County Sector Plan. Development of this site under the current PR zoning at up to 5 du/ac. would be compatible with the adopted sector plan. However, the requested MDR Medium Density Residential designation would need to be approved to allow a density up to 12 du/ac on the site.
2. The Growth Policy Plan identifies this site for planned growth.

ESTIMATED TRAFFIC IMPACT 2222 (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: 93 (public and private school children, ages 5-18 years)

If approved, this item will be forwarded to Knox County Commission for action on 1/29/2008. 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-G-07-SP/12-S-07-RZ
SECTOR PLAN AMENDMENT
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Wells Creek, LLC

Map No: 137

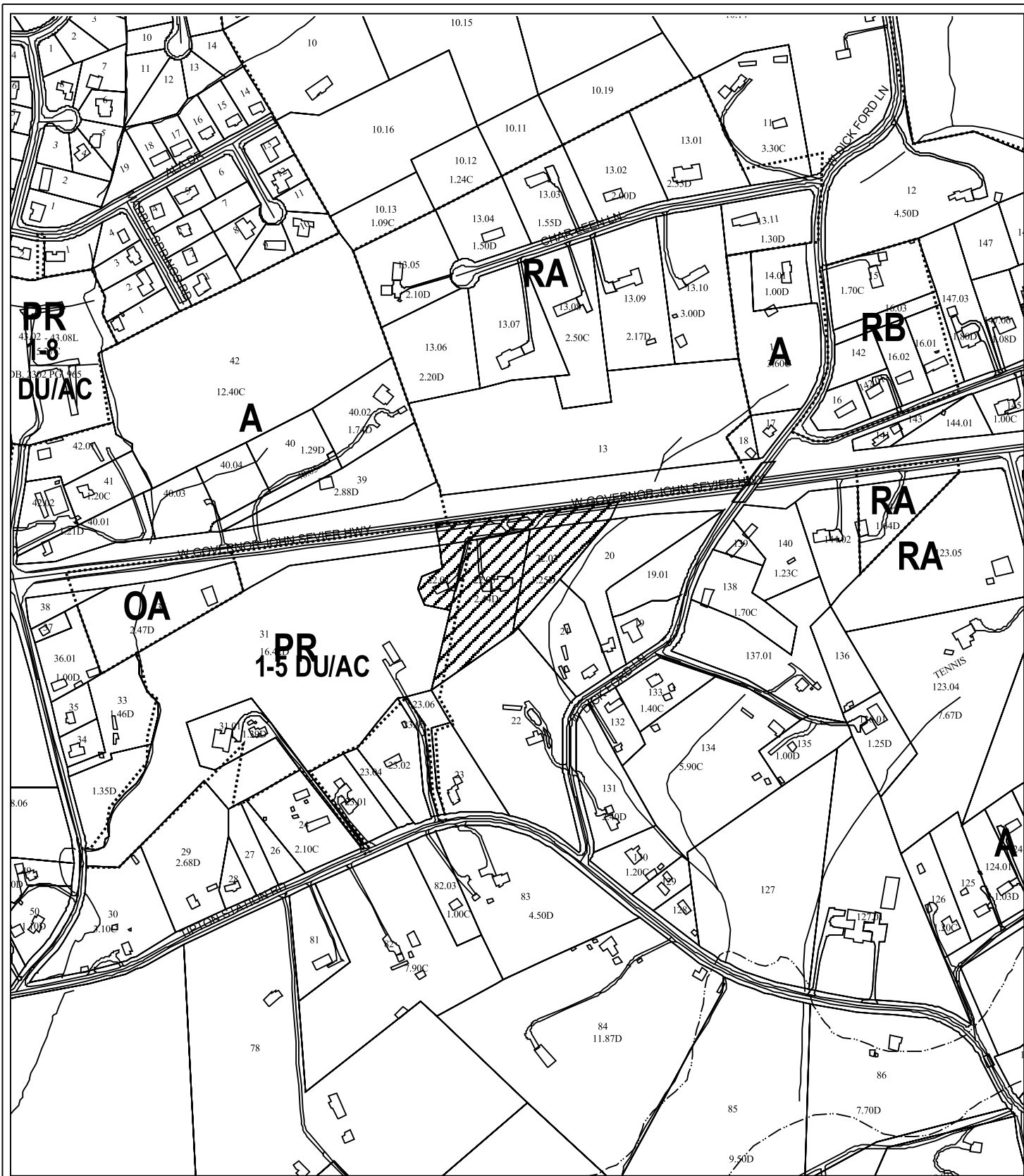
Jurisdiction: County



From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)

Original Print Date: 11/26/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902




**12-S-07-RZ
REZONING**

Petitioner: Wells Creek, LLC

Map No: 137

Jurisdiction: County

 From: PR (Planned Residential) @ 1-5 du/ac and A (Agricultural)
 To: PR (Planned Residential) @ up to 12 du/ac
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