

▶ **FILE #:** 7-G-07-RZ

**AGENDA ITEM #:** 69

**AGENDA DATE:** 7/12/2007

▶ **APPLICANT:** SADDLEBROOK DEVELOPMENT, LLC

OWNER(S): HOUSER CLARA MARIA LIFE ESTATE

TAX ID NUMBER: 90 162

JURISDICTION: County Commission District 6

▶ **LOCATION:** West side Gray Hendrix Rd., east side Hodge Rd., north of Byington Solway Rd.

▶ **APPX. SIZE OF TRACT:** 11.5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gray Hendrix Rd., a local street with 17' of pavement width with 50' of right of way or Hodge Rd., a local street with 11-12' of pavement width within 30-40' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

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

▶ **PROPOSED USE:** Detached residential dwellings

**DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: Application for LI plan designation and I zoning was withdrawn in May 2007 (5-M-07-RZ/5-A-07-SP).

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)

South: Mobile home park and detached dwellings / I (Industrial) and RA (Low Density Residential)

East: Gray Hendrix Rd. - Dwelling and pastureland / A (Agricultural)

West: Hodge Rd. - Residences / I (Industrial) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: South of the site, along the railroad and Byington-Solway Rd., are light industrial uses, zoned I. To the north, east and west are residential uses, zoned A and RA.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density of up to 4 du/ac.**

PR zoning at the recommended density is compatible with surrounding development and zoning, consistent with the sector plan proposal and appropriate for the slope characteristics of the site.

**COMMENTS:**

## NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal is consistent with the sector plan designation for the site and is located within the Planned Growth Area on the Growth Policy Plan.
3. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.
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 requested density, up to 46 dwelling units could be proposed on the subject property. The development of detached dwellings would add approximately 507 vehicle trips per day to the street system and about 24 children to the school system.
3. The property fronts on two local streets, Hodge Rd. and Gray Hendrix Rd., neither of which has a pavement width of more than 17 feet, which is marginal for this proposed development. Road improvements, including widening, may be required, subject to requirements of Knox County Engineering. Required sight distance from the entrance drive(s) will also need to be certified on the development plans.
4. The proposal 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 Northwest County Sector Plan proposes low density residential uses for the site, consistent with this zoning 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 PR zoning in this area in the future on other properties in the area which are designated for low density residential use by the sector plan.

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: 507 (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.

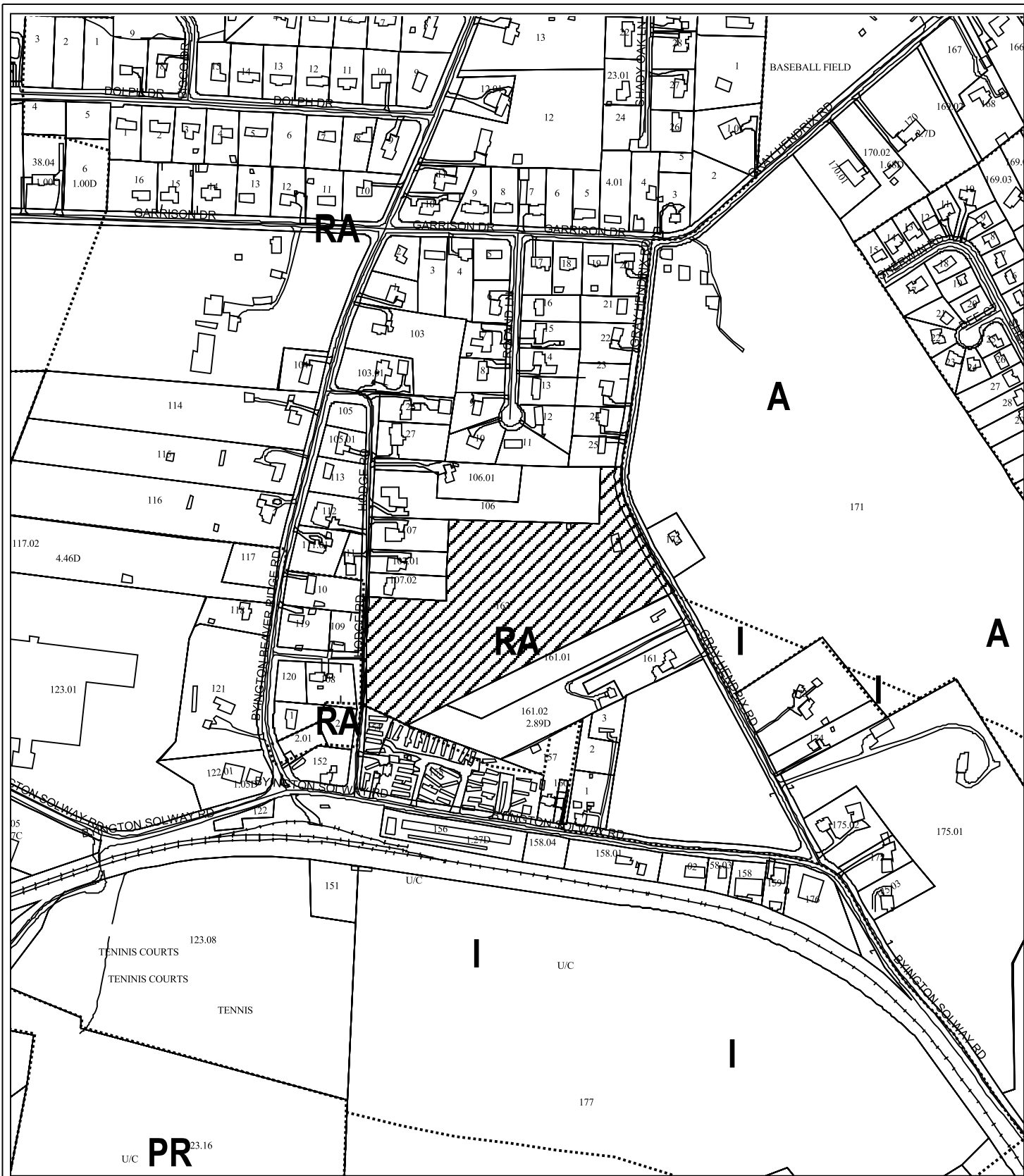
ESTIMATED STUDENT YIELD: 24 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 8/27/2007. 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.



**7-G-07-RZ  
REZONING**

Petitioner: Saddlebrook Development, LLC

Map No: 90

Jurisdiction: County



From: RA (Low Density Residential)

To: PR (Planned Residential)

Original Print Date: 06/27/07

Revised:

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

