

▶ **FILE #:** 7-J-07-RZ

AGENDA ITEM #: 72

AGENDA DATE: 7/12/2007

▶ **APPLICANT:** **RANDY GUIGNARD**
 OWNER(S): HOLT PEGGY ANN
 MAKRES STEVE G & BILLYE B
 MCCASKEY JASON & JENNIFER
 PALMER EARL & BETTY

TAX ID NUMBER: 59 N A 001-004

JURISDICTION: City Council District 4

▶ **LOCATION:** **Northwest side Marjorie Ln., northeast of Alice Bell Rd.**

▶ **APPX. SIZE OF TRACT:** **12.19 acres**

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Marjorie Ln., a two lane dead-end, local street with 16-18' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Love Creek

▶ **PRESENT ZONING:** **R-1 (Low Density Residential)**

▶ **ZONING REQUESTED:** **RP-1 (Planned Residential) @ 1-5.9 du/ac**

▶ **EXISTING LAND USE:** **Dwellings**

▶ **PROPOSED USE:** **Detached condominiums**

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 and RP-1 Residential

South: Church and school / R-1 Residential

East: Townhouses / RP-1 Residential

West: Residences and vacant land / R-1 Residential

NEIGHBORHOOD CONTEXT: This site is surrounded by residential and related uses that have developed under R-1 and RP-1 zones

STAFF RECOMMENDATION:

▶ **APPROVE RP-1(Planned Residential) zoning.
 APPROVE up to 5.99 du/ac.**

RP-1 zoning at up to 5.99 du/ac. Is consistent with the surrounding residential development pattern that includes apartments, townhouses and single family structures, a church and a school. The sector plan and One Year Plan propose low density residential use for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under R-1 and RP-1.
2. RP-1 zoning at up to 5.99 du/ac is compatible with the scale and intensity of the existing and proposed residential development pattern along Valley View Dr., and Washington Pike.
3. RP-1 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 EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the maximum density, up to 73 dwelling units could be proposed on the subject property. This density would add approximately 776 vehicle trips per day to the street system and about 10 school aged children to area schools. The requested 5.99 du/ac would allow approximately 27 units on this site, would generate 270 vehicle trips per day and would add approximately 28 school aged children to area schools.
3. The recommended zoning and density are compatible with the surrounding zoning. The impact on adjacent properties will be minimized during the use-on-review/concept plan process.

CONFORMITY OF THE PROPOSAL ON ADOPTED PLANS

1. The East City One Year Plan and Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for RP-1 zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a use on review (concept plan if proposed detached units) 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 will also be required at this stage, if deemed necessary of Knoxville Engineering Department and MPC staff.

ESTIMATED TRAFFIC IMPACT 776 (average daily vehicle trips)

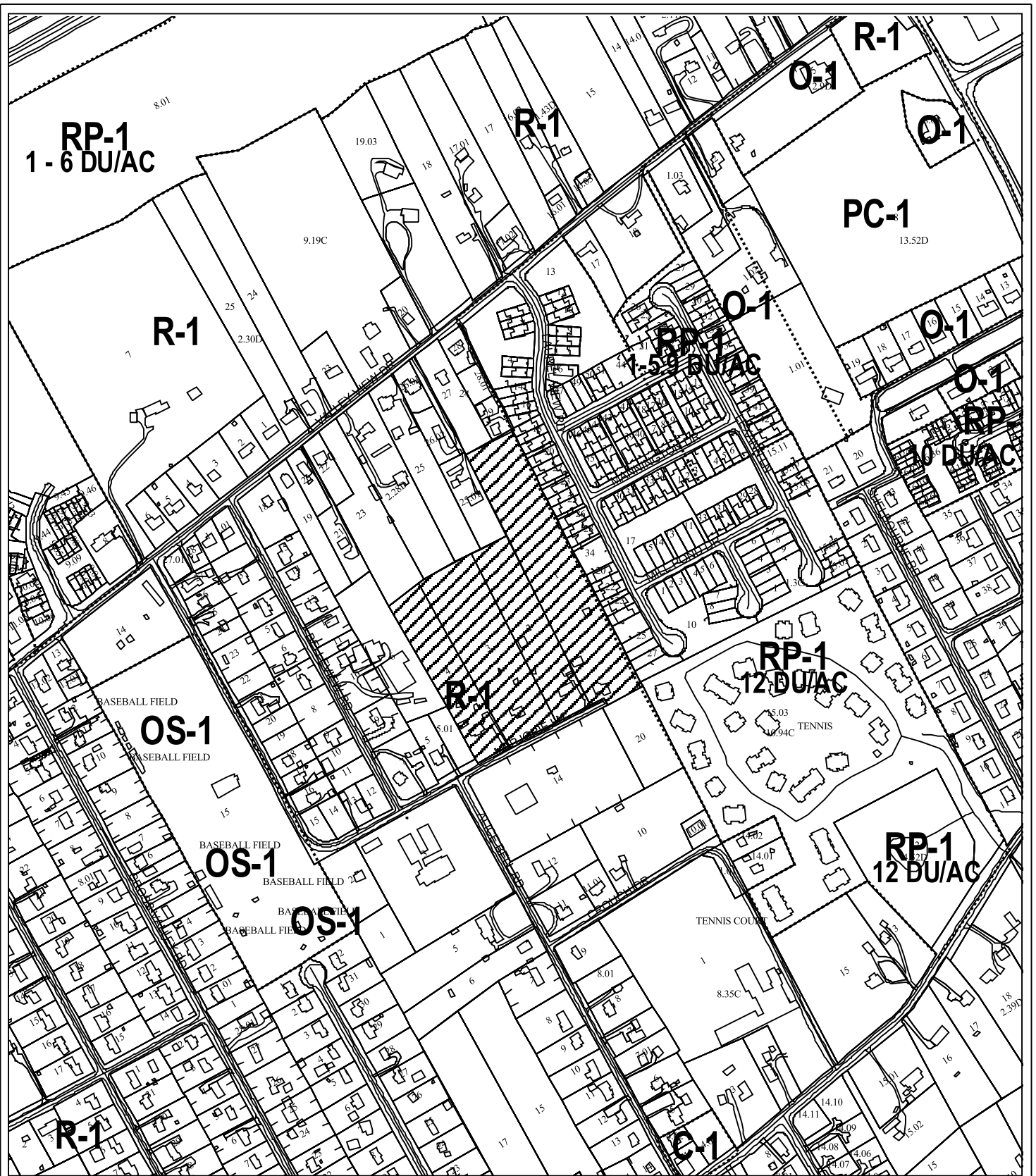
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 28 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton 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 Knoxville City Council for action on 8/14/2007 and 8/28/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-J-07-RZ
REZONING**

Petitioner: Randy Guignard

Map No: 59

Jurisdiction: City



From: R-1 (Low Density Residential)
To: RP-1 (Planned Residential) @ 1-5.9 du/ac

Original Print Date: 06/27/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

