

▶ **FILE #:** 11-H-07-RZ

AGENDA ITEM #: 65

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** MPM DEVELOPMENT COMPANY

OWNER(S): NICELY PAT & KATHY

TAX ID NUMBER: 56 M C 001, 002, 011.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side Irwin Dr., northeast side Oakmeade Rd.

▶ **APPX. SIZE OF TRACT:** 9.7 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Irwin Dr., and Oakmeade Rd., both local streets with 18' to 20' pavement widths within 50' rights-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell 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 subdivision

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RA Residential

South: Residence and vacant land / A Agricultural

East: Residences / RA Residential

West: Residences / RA Residential

NEIGHBORHOOD CONTEXT: This residential site is located within an established single family neighborhood that has developed under RA and A zones.

STAFF RECOMMENDATION:

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

PR zoning at up to 4 du/ac, is consistent with surrounding residential uses and RA zoning. The sector plan proposes low density residential uses for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning of the site at up to 4 du/ac. would be consistent with the surrounding single family residential development, which includes an 18 lot duplex subdivision.

2. This site and other adjacent properties along this section of Irwin Rd. have been zoned RA and Agricultural for years and proposed for low density residential uses as requested by the applicant.

3. Public water and sewer are available to serve the site.

THE EFFECTS OF THE PROPOSAL

1. Maximum development under PR zoning at 4 du/ac. would allow 39 residential units to be proposed, generate approximately 436 vehicle trips per day on Keck Rd., and increase the neighborhood school population by approximately 19 children.

2. Approval of the request would permit low density residential development in the middle of an established, low density residential area and would encourage additional requests from surrounding property owners for similar, low density residential uses.

3. Adequate sight distance on Irwin Dr. may be an issue and will need to be addressed at the plan development stage. A creek flows through the site and will also require consideration as units are located on the property. In either case development of the site at up to the maximum density may not be feasible.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PR zoning at up to 4 du/ac. would permit development consistent with that allowed and built on surrounding properties. The North County Sector Plan designates the property for low density residential.

2. This request is consistent with the goal of the General Plan of protecting low density residential development.

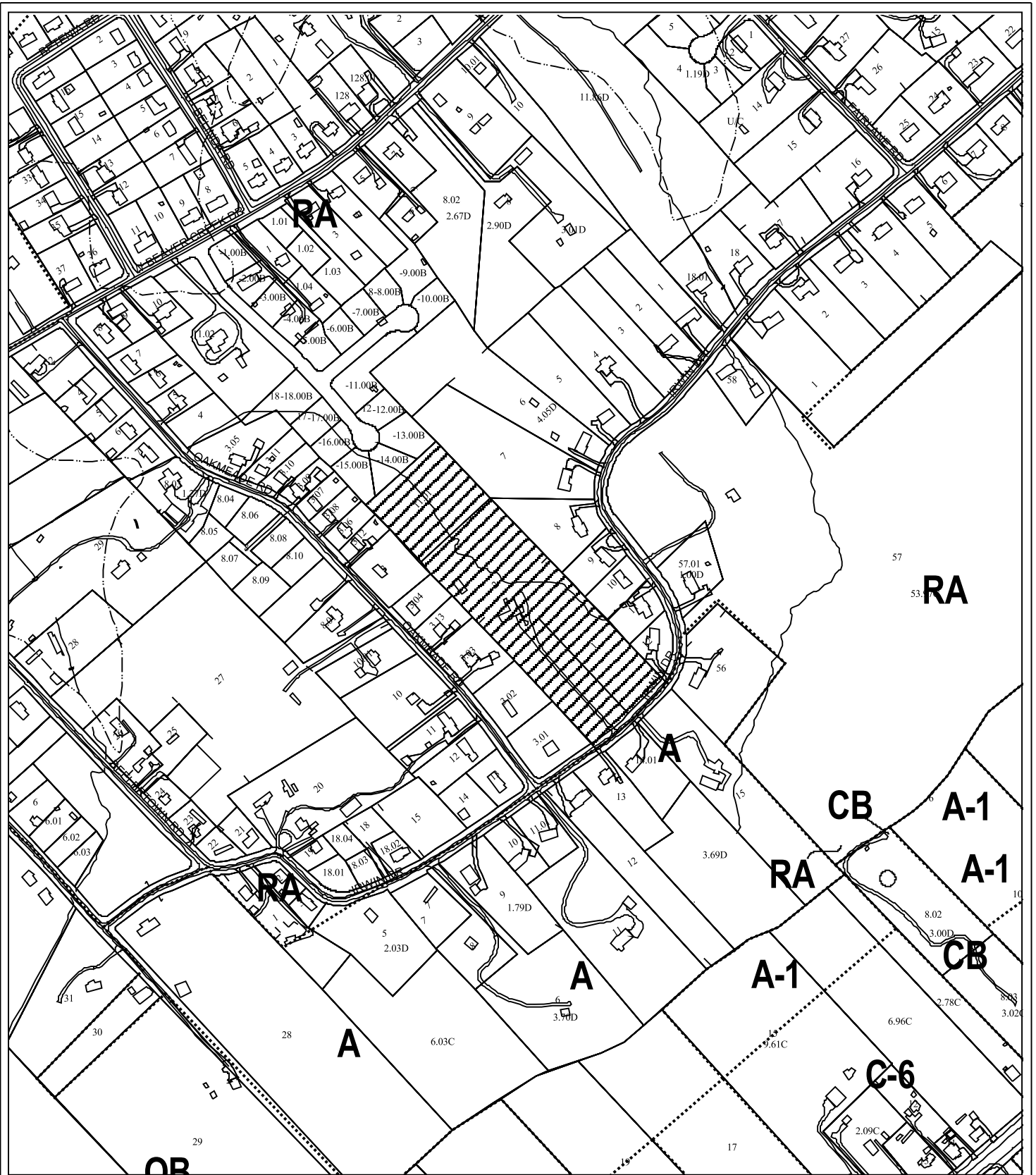
3. The Growth Policy plan includes the site in the Planned Growth area, and the North County Sector Plan designates the site and surrounding area for low density residential development.

ESTIMATED TRAFFIC IMPACT 436 (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: 19 (public and private school children, ages 5-18 years)

If approved, this item will be forwarded to Knox County Commission for action on 12/17/2007. 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.



**11-H-07-RZ
REZONING**



From: RA (Low Density Residential)
To: PR (Planned Residential)

Original Print Date: 10/23/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: MPM Development Company

Map No: 56

Jurisdiction: County

