

▶ **FILE #:** 11-I-07-RZ

AGENDA ITEM #: 66

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** WARDLEY PROPERTIES, INC.

OWNER(S): RAILEY ROBYN BETH

TAX ID NUMBER: 93 H A 008

JURISDICTION: City Council District 3

▶ **LOCATION:** North side Matlock Dr., southeast side McKamey Rd.

▶ **APPX. SIZE OF TRACT:** 3.58 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via McKamey Rd., a major collector street with 22' of pavement width within 40-60' of right of way, or Matlock Dr., a local street with 14 to 24' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)

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

▶ **EXISTING LAND USE:** One residence

▶ **PROPOSED USE:** Detached residential subdivision

EXTENSION OF ZONE: Yes, extension of R-1 from the south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: McKamey Rd. - Dwellings / A-1 (General Agricultural) and RP-1 (Planned Residential) @ 1-4 du/ac

South: Matlock Dr. - Detached dwellings / R-1 (Low Density Residential)

East: Church / A-1 (General Agricultural)

West: McKamey Rd. - Vacant land / RP-1 (Planned Residential) @ 1-4 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses and a church under A-1, R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE R-1 (Low Density Residential) zoning.**

R-1 is a logical extension of zoning from the south, is compatible in uses and density to surrounding development and zoning and is consistent with the sector plan and One Year Plan proposals for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended R-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. R-1 is a logical extension of zoning from the south. All properties in the immediate area are zoned for low density residential development, including the A-1, R-1 and RP-1 zones.

3. R-1 zoning will allow the property to be developed with detached dwellings on individual lots, similar to surrounding development.
4. The proposal is consistent with the sector plan and One Year Plan designations for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. R-1 zoning will allow approximately 16 dwelling units on the subject property. The minimum lot size is 7,500 square feet. The development of detached dwellings would add approximately 192 vehicle trips per day to the street system and about 7 school aged children to the school system.
3. The recommended R-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes low density residential uses for this site, consistent with this proposal.
2. The City of Knoxville One Year Plan proposes low density residential uses for this site, consistent with this proposal.
3. If approved, this request may lead to future rezoning requests for R-1 zoning on other A-1 zoned properties in the immediate area.

ESTIMATED TRAFFIC IMPACT 192 (average daily vehicle trips)

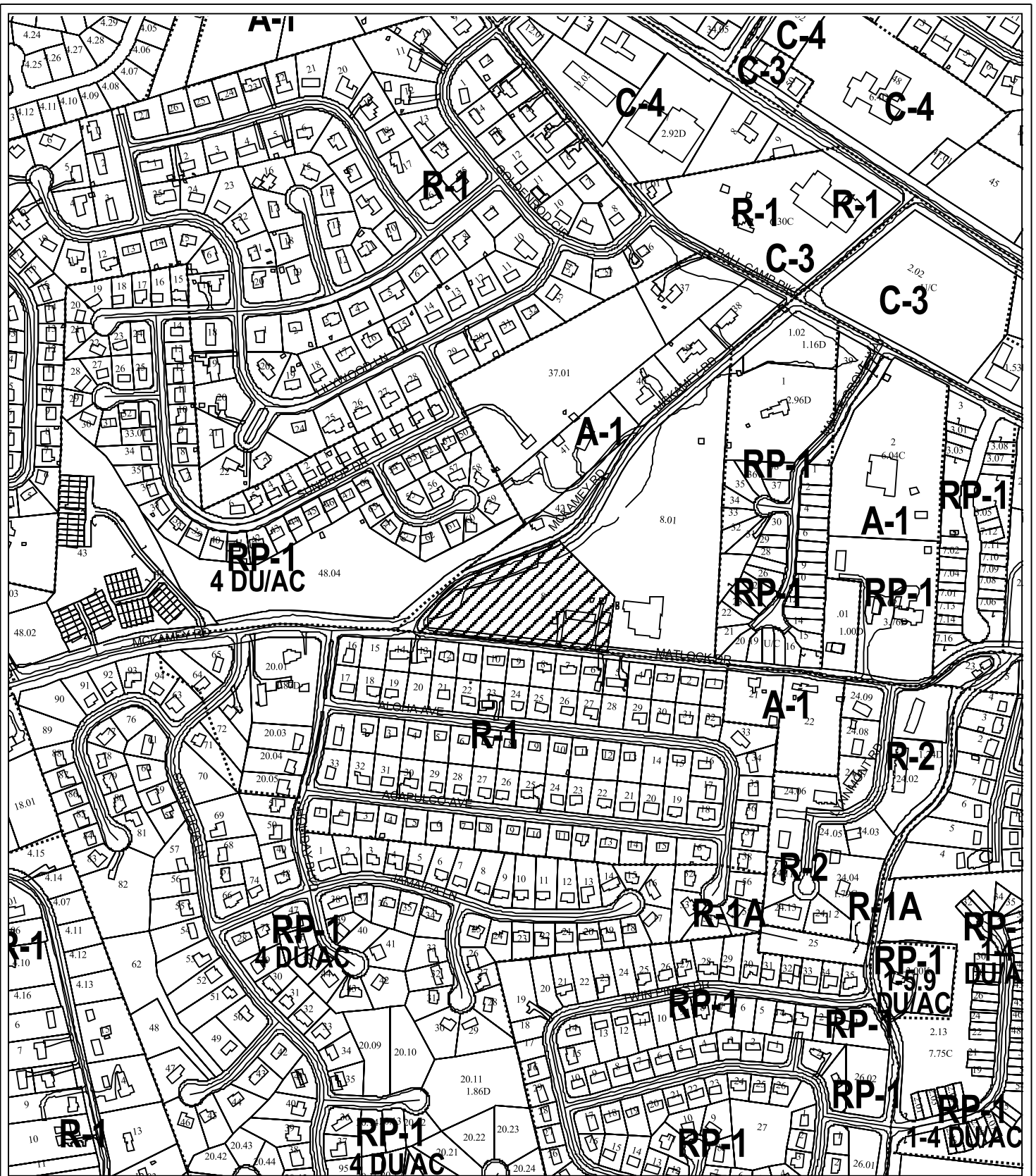
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Pleasant Ridge Elementary, Northwest 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 Knoxville City Council for action on 12/4/2007 and 12/18/2007. 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.



11-I-07-RZ
REZONING



From: A-1 (General Agricultural)
To: R-1 (Low Density Residential)

Original Print Date: 10/23/07 Revised:

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

Petitioner: Wardley Properties, Inc.

Map No: 93

Jurisdiction: City

