

▶ **FILE #:** 11-J-07-RZ

AGENDA ITEM #: 67

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** KR, LLC (RICK GENTRY)
 OWNER(S): BERRY RALPH LUTHER JR & GERALDINE
 EASTERDAY TAMERA L
 FANCHER MANK JR & FRANCES L

TAX ID NUMBER: 50 076, 077, 080 & 081

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side Edmondson Ln., northeast of Happy Acres Rd.

▶ **APPX. SIZE OF TRACT:** 13.47 acres

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access will be via the local streets of the adjacent developing subdivision to the south to Babelay Rd.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: KUB

WATERSHED: Love Creek

▶ **PRESENT ZONING:** A (Agricultural)

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

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

▶ **PROPOSED USE:** Residential subdivision to be accessed from Babelay Rd.

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this property, but adjacent property to the south was rezoned PR @ 4 du/ac in 2007.(3-D-07-RZ)

SURROUNDING LAND USE AND ZONING: North: Edmondson Ln., residences and vacant land / A Agricultural
 South: Developing subdivision / PR Residential
 East: Residences and vacant land / A Agricultural
 West: Vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This site is part of a rural residential area developed under Agricultural zoning that has experienced recent low density subdivision development under PR zoning

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density up to 4 du/ac. (Applicant requested up to 5 du/ac.)**

PR zoning at up to 4 or 5 dwellings per acre is consistent with surrounding residential development and zoning. The staff supports up to 4 units per acre because of other recent PR density in place in the area and the slope constraints of this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subdivision to the south which fronts on Babelay Rd., was developed under PR zoning at 4 du/ac.
2. Other properties in this area are developed with low density residential uses under A, PR and RA zoning.
3. PR at the recommended density is a logical extension of urban zoning and density from the south and will allow the residential development of this site in a manner consistent with other property in the area.
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 access to Edmonson Ln. from this site, 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 this site.
2. At the requested 5 du/ac. density, this request would add 67 residential units, 717 vehicle trips per day to the road system and about 29 school aged children to area schools. The staff recommended 4 du/ac. yields 54 units, 588 average daily trips and 28 student aged residents.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties can be addressed during the use on review/concept plan review process.
4. There are some steep slopes on part the site site which will need to be addressed at the concept subdivision and use on review stage of the development process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with the 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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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 717 (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: 29 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs High.

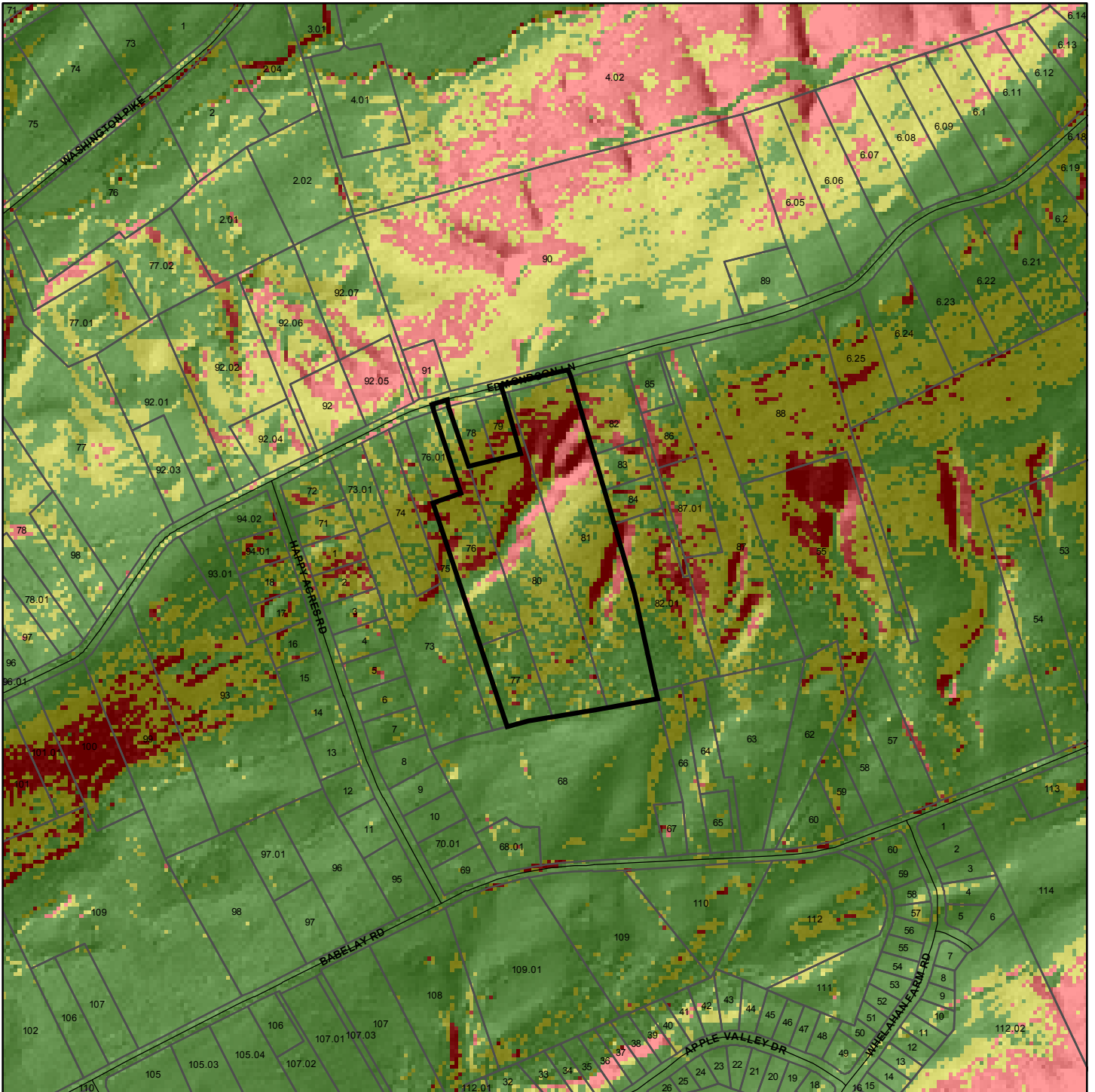
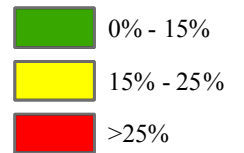
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 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-J-07-RZ Slope Analysis

Percent Slope



11-J-07-RZ REZONING

From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 10/31/2007 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: KR, LLC
(Rick Gentry)

Map No: 50

Jurisdiction: County



11-J-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	8697	4.9914	37.51%
15%-25%	2	10111	5.8029	43.61%
> 25%	3	4377	2.5121	18.88%
Total Acres			13.3064	100.00%