

▶ **FILE #:** 11-M-07-RZ

**AGENDA ITEM #:** 70

**AGENDA DATE:** 11/8/2007

▶ **APPLICANT:** SADONYA FAYE MEADOWS-ALLEN

OWNER(S): SADONYA FAYE MEADOWS-ALLEN

TAX ID NUMBER: 56 129

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side W. Beaver Creek Dr., northwest of Oakmeade Rd.

▶ **APPX. SIZE OF TRACT:** 4.88 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Beaver Creek Dr., a two lane, major collector street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural) & F (Floodway)

▶ **ZONING REQUESTED:** PR (Planned Residential) & F (Floodway)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential condominiums

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Beaver Creek / F Floodway

South: W. Beaver Creek Dr., Residences RA Residential

East: Residences / RA Residential

West: Residence and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This site is within a residential area that has occurred under A, RA zones and near part of the Temple Baptist church campus that is zoned OB.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.**

**APPROVE a density up to 4 du/ac. (Applicant has requested up to 5 du/ac.)**

PR zoning at up to 4 du/ac. is the same density as the duplex development located to the north of this site, and is generally compatible with other residential development in the area that includes duplexes and single family housing.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning of the site at up to the requested 5 du/ac, or the recommended 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 W. Beaver Creek Dr.. 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.

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 stream protection and flood protection, traffic access to W. Beaver Creek Dr. from this site, drainage, residential unit layout and other development concerns can be addressed.

#### THE EFFECTS OF THE PROPOSAL

1. Maximum development under the requested PR zoning at 5 du/ac. would allow 24 residential units to be proposed, generate approximately 265 vehicle trips per day on W Beaver Creek Dr., and increase the neighborhood school population by approximately 14 children. The recommended 4 du/ac. will yield 16 units, add 184 average daily trips and two school aged child.

2. Approval of the applicant's request, or staff recommendation, 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. Due to the floodway along the north end of the property, much of the northern part of the site is not going to be developable, requiring all the units to be clustered on the southern portion of the site, giving the appearance of a much more dense development than surrounding housing.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PR zoning at up to either 4 or 5 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 and floodway

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

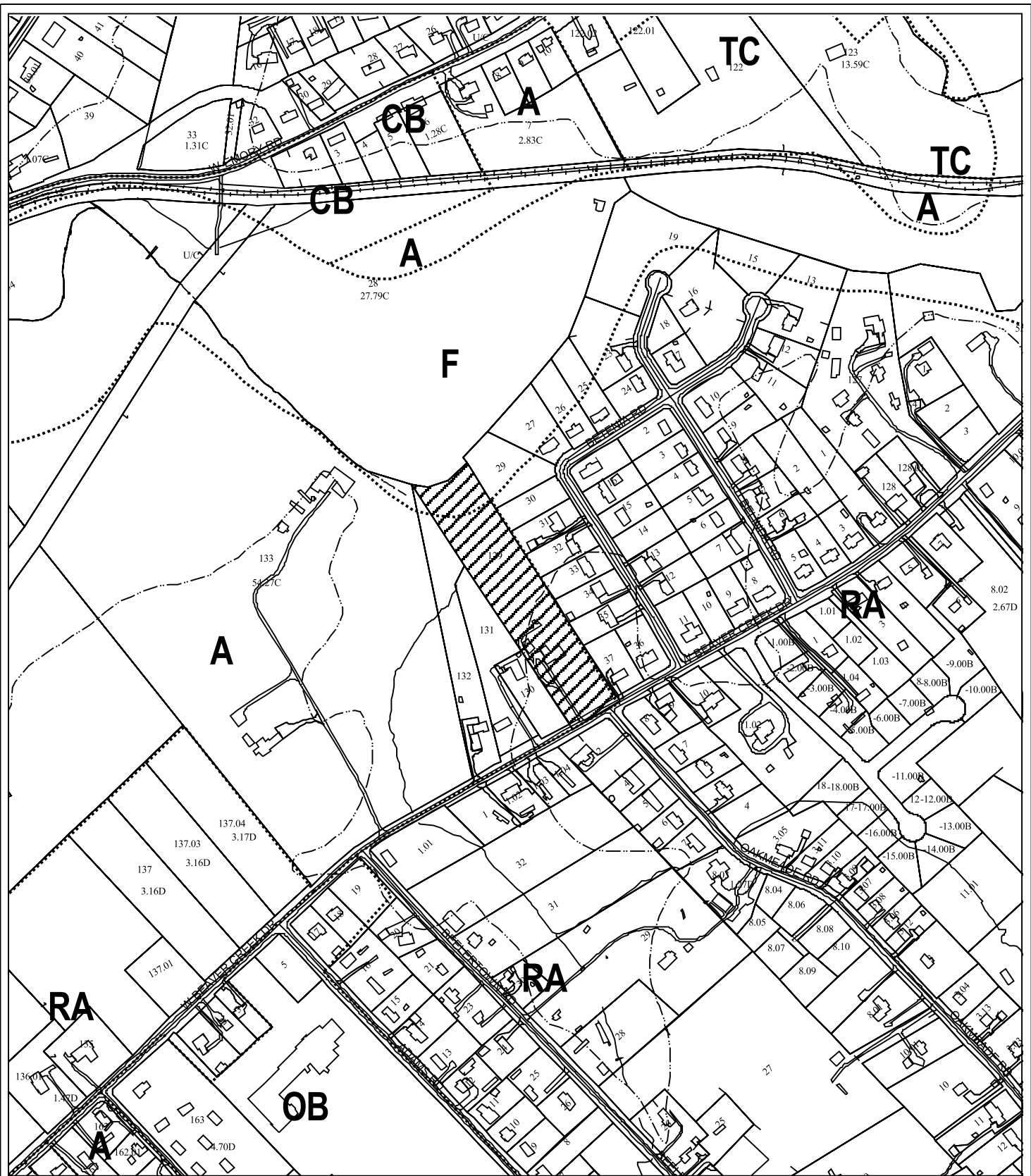
3. The Growth Policy plan includes the site in the Planned Growth area, and the North County Sector Plan designates the site and surrounding area for low density residential development.

ESTIMATED TRAFFIC IMPACT 265 (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: 14 (public and private school children, ages 5-18 years)

If approved, this item will be forwarded to Knox County Commission for action on 11/19/2007. 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-M-07-RZ  
REZONING**

Petitioner: Sadonya Faye Meadows-Allen

Map No: 56

Jurisdiction: County



From: A (Agricultural) & F (Floodway)  
To: PR (Planned Residential) & F (Floodway)

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

