



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 10-C-07-RZ  
10-C-07-PA

**AGENDA ITEM #:** 60  
**AGENDA DATE:** 10/11/2007

▶ **APPLICANT:** DAVID B. GIBSON  
**OWNER(S):** DAVID B. GIBSON

**TAX ID NUMBER:** 119 D D 003  
**JURISDICTION:** Council District 2

▶ **LOCATION:** Northwest side Mars Hill Rd., east side N. Gallaher View Rd., south of Middlebrook Pike

▶ **TRACT INFORMATION:** 3.59 acres.

**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:** Current access is via Mars Hill Rd., a local street with 18' of pavement width within 50' of right of way. The property also has frontage on N. Gallaher View Rd., a minor arterial street with 4 lanes and center turn lane within 60-100' of right of way.

**UTILITIES:**  
Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

**WATERSHED:** Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** OS (Open Space), LDR (Low Density Residential) & F (Floodway) / R-1E (Low Density Exclusive Residential), A-1 (General Agricultural) & F-1 (Floodway)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) & F (Floodway) / RP-1 (Planned Residential) & F-1 (Floodway)

▶ **EXISTING LAND USE:** Vacant land and garage

▶ **PROPOSED USE:** Condominiums

**DENSITY PROPOSED:** 7 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** Not an extension of MDR, but there is an MDR designation nearby to the south.

**HISTORY OF ZONING REQUESTS:** MPC and City Council both denied a One Year Plan amendment request for Office on this property in 2002 (4-G-01-PA).

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Residences / LDR (limited to R-1E) / R-1E (Low Density Exclusive Residential)

**ZONING** South: Apartments / LDR & MDR / RP-1 (Planned Residential) @ 1-7 du/ac and R-2 (General Residential)

East: Mars Hill Rd. - Residences / LDR (limited to R-1E) / R-1E (Low Density Exclusive Residential)

West: N. Gallaher View Rd. - Sinking Creek and vacant land / COUNTY / RB (General Residential) and F (Floodway)

NEIGHBORHOOD CONTEXT: To the east of this site is detached residential development, zoned R-1E. To the south and west of the site, fronting on N. Gallaher View Rd., there are multi-dwelling attached residential developments, zoned RP-1, RB and R-2.

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**STAFF RECOMMENDATION:**

▶ **DENY MDR (Medium Density Residential) One Year Plan designation.**

Medium density residential uses are not consistent with the sector plan proposal for the property and are not compatible with surrounding low density residential uses to the east. The site has some slope and floodway limitations that would limit the developable area and lead to a more dense appearance. The current LDR designation gives the applicant reasonable use of the property.

▶ **APPROVE RP-1 (Planned Residential) and F-1 (Floodway) zoning.  
APPROVE a density of up to 5.99 du/ac. (Applicant requested 7 du/ac).**

The recommended RP-1 zoning and density will give the applicant reasonable use of the property and keep the development more compatible with surrounding development and zoning. The recommended lower density is also consistent with the sector plan proposal for the property. The recommended density only represents a loss of 4 or less units from the requested density of 7 du/ac.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. RP-1 zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding residential development and zoning pattern and is consistent with the sector plan proposal for the site.
2. The recommended lesser density also takes into account the moderate to steep slopes in portions of the site, as well as the potential floodway limitations in the northern portion of the site.
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 EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 21 dwelling units could be proposed on the subject property. The development of attached multidwelling residential units would add approximately 235 vehicle trips per day to the street system and about 5 school aged children to the school system. At the applicant's requested density, up to 25 dwelling units could be proposed on the subject property. The development of attached multidwelling residential units would add approximately 274 vehicle trips per day to the street system and about 6 school aged children to the school system.
3. The Cavet Station Greenway is located on the east side of N. Gallaher View Rd., adjacent to this site. The developer will be expected to work with the appropriate parks and recreation staff as development of this property occurs, in order to maintain this facility.
4. The northern portion of the site is zoned floodway since it is located within the floodplain of Sinking Creek. Development will be limited in this area and this area may not be counted toward density calculations for the overall development.
5. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan, as amended by the Walker Springs/Mars Hill Road Corridor Study, proposes low density residential uses for the site, consistent with the staff's recommended RP-1 zoning and density.
2. With a plan amendment to MDR, the requested density of 7 du/ac would be consistent with the One Year Plan.
3. If approved at the requested density, this request may generate similar requests for medium density residential zoning and densities in the future on larger acreage nearby properties that are now developed with detached dwellings.

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 Knoxville Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT 274 (average daily vehicle trips)

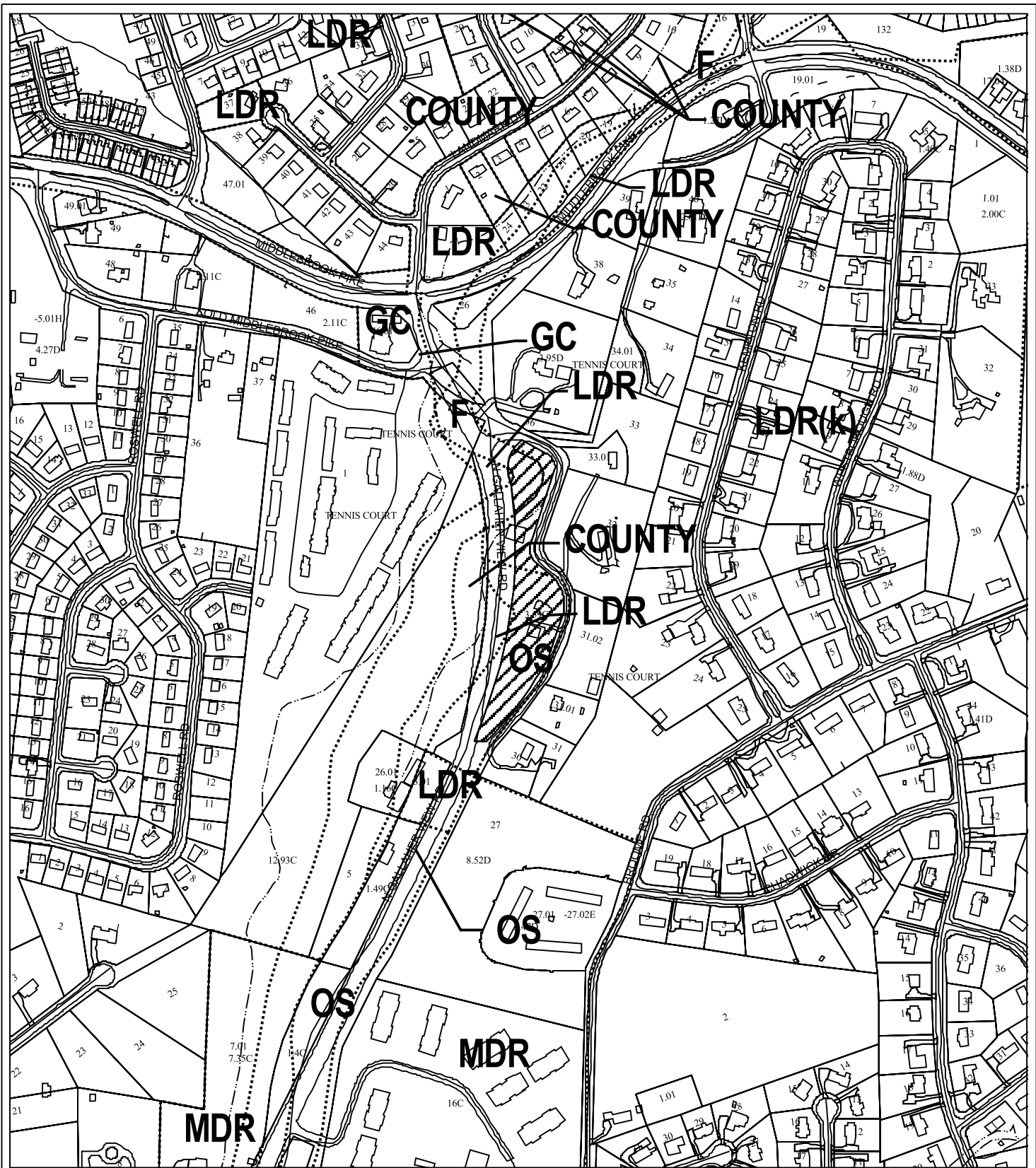
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Cedar Bluff Primary/Intermediate, Bearden Middle, and Bearden 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 11/6/2007 and 11/20/2007. 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.



10-C-07-PA/10-C-07-RZ  
 PLAN AMENDMENT

Petitioner: David B. Gibson

Map No: 119

Jurisdiction: City

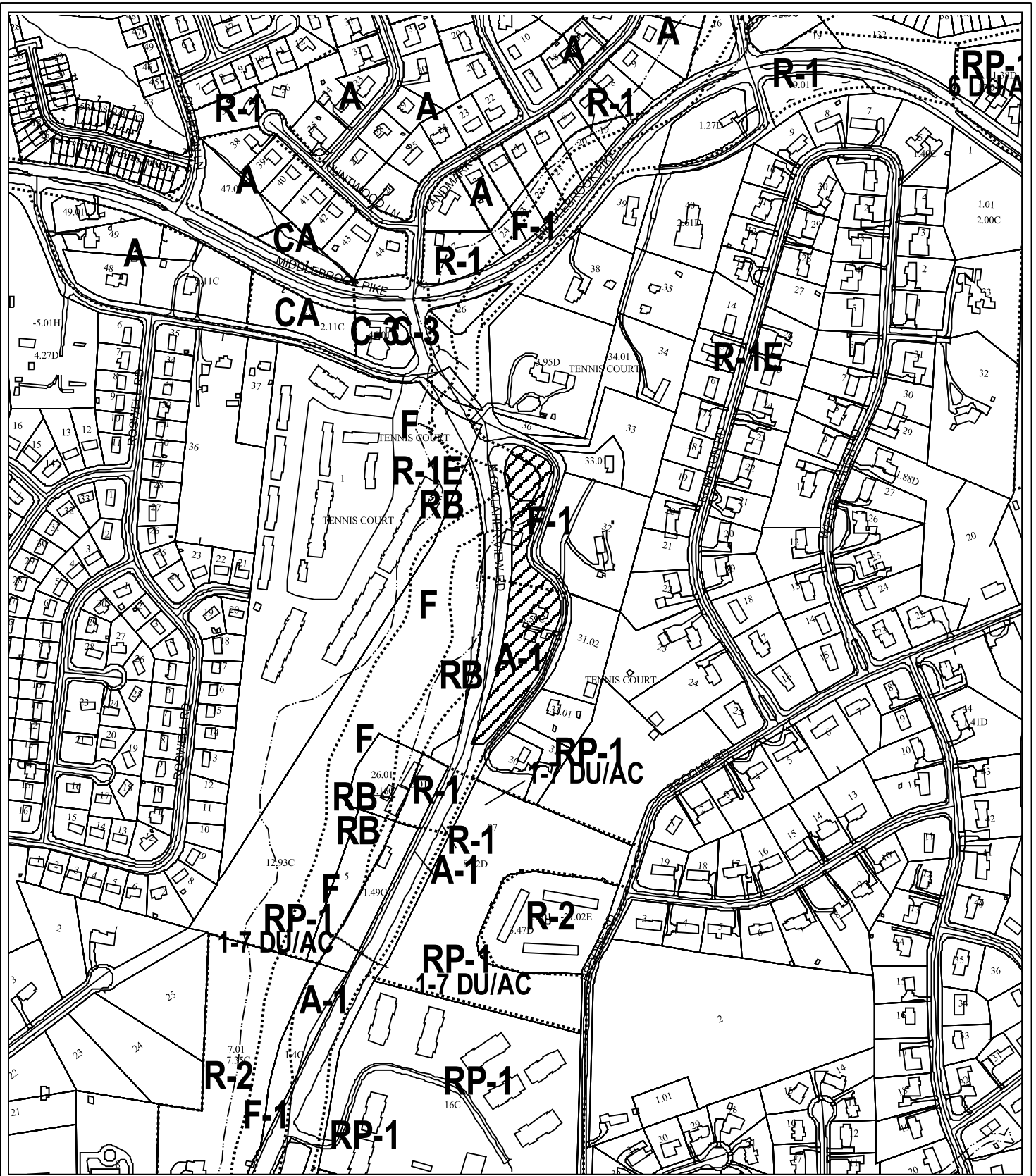


From: OS (Open Space), LDR (Low Density Residential) & F (Floodway)

To: MDR (Medium Density Residential) & F (Floodway)

Original Print Date: 09/25/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902






**10-C-07-RZ  
REZONING**

Petitioner: David B. Gibson

Map No: 119

Jurisdiction: City


 From: R-1E (Low Density Exclusive Residential),  
 A-1 (General Agricultural) & F-1 (Floodway)  
 To: RP-1 (Planned Residential) & F-1 (Floodway)



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