

▶ **FILE #:** 10-O-07-RZ

**AGENDA ITEM #:** 72

**AGENDA DATE:** 10/11/2007

▶ **APPLICANT:** R & R ASSOCIATES PROPERTY GROUP INC.

OWNER(S): LOY RUBY DYER

TAX ID NUMBER: 37 142.15

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side Greenwell Rd., northwest of Crystal Point Dr.

▶ **APPX. SIZE OF TRACT:** 4.09 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Greenwell Rd., a major collector street with 17' of pavement width within 60' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential

**DENSITY PROPOSED:** 3 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the northeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence / A (Agricultural)

South: Residence / A (Agricultural)

East: Residential subdivision / PR (Planned Residential) @ 2.1 du/ac

West: Greenwell Rd.- Residence and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A, RA and PR zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.  
 APPROVE a density of up to 3 du/ac.**

PR at the recommended density is compatible with surrounding development and with the sector plan proposal for the property.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. PR zoning at the recommended density is compatible with the surrounding residential development and zoning pattern and is consistent with the current sector plan proposal for the site.
2. The property has direct access to Greenwell Rd., which is a major collector street, sufficient to handle the additional traffic generated by the is development.
3. 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, 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 applicant's requested density, up to 12 dwelling units could be proposed on the subject property. The development of detached dwellings would add approximately 147 vehicle trips per day to the street system and about 6 school aged children to the school system.
3. Based on the attached slope analysis, about 60% of the site has slopes of 15% or greater, with 14.5% of that having slopes of over 25%. The general plan proposes limiting densities to no more than 2 du/ac in areas having slopes of greater than 15%. The maximum density allowable for this site, based on the Growth Policy Plan designation of this site as Rural Area, is 3 du/ac. In the steeper slope areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. Any site plan submitted for review must show development that respects the steep slopes.
4. 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 North County Sector Plan proposes low density residential uses for the site, consistent with the staff's recommended PR zoning and density.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Growth Policy Plan policies, applied to this site, would not allow a density of more than 3 du/ac. The Planned Growth Area is located across Greenwell Rd. from this site.
3. If approved at the requested density, this request may generate similar requests for low density residential zoning and densities in the future on surrounding Agricultural zoned properties.

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 147 (average daily vehicle trips)

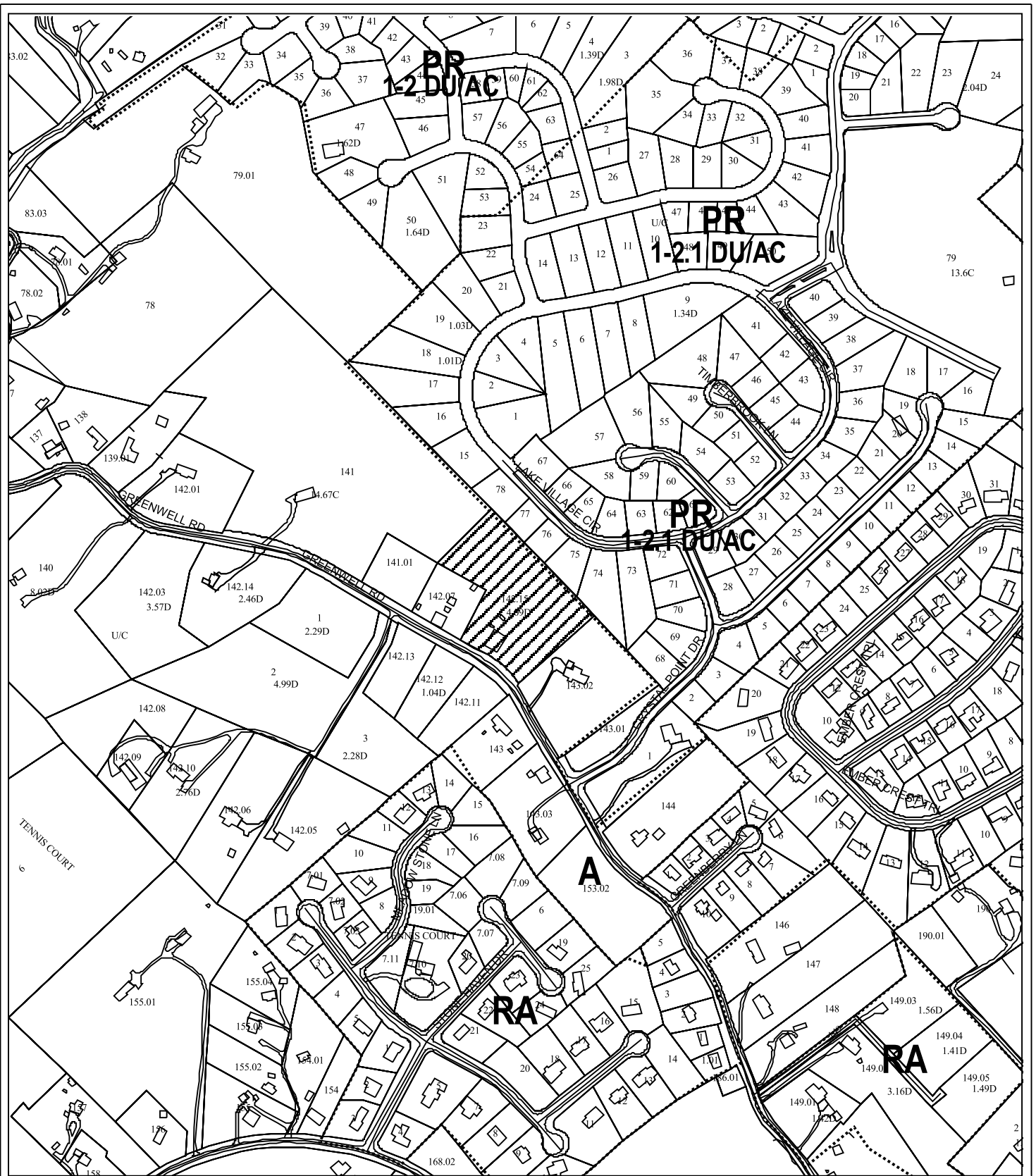
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Brickey-McCloud Elementary, Halls Middle, and Halls 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 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.



**10-O-07-RZ  
REZONING**



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

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

Petitioner: R & R Associates  
Property Group Inc.

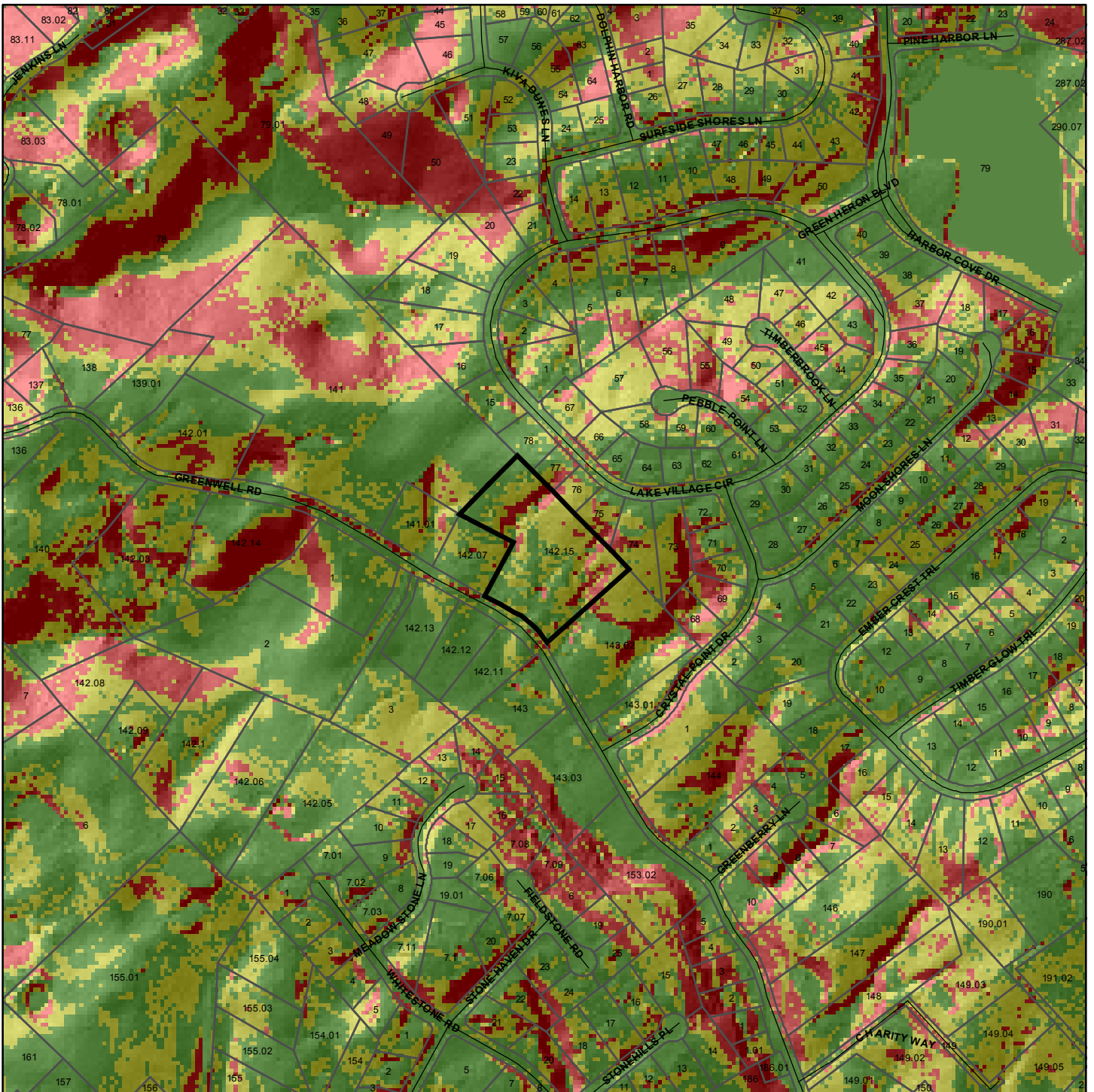
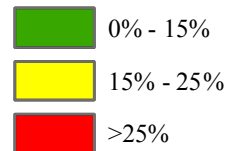
Map No: 37

Jurisdiction: County



# 10-O-07-RZ Slope Analysis

## Percent Slope



### 10-O-07-RZ REZONING

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

Original Print Date: 9/27/2007 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: R & R Associates  
Proptery Group, Inc.

Map No: 37

Jurisdiction: County



10-O-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	2817	1.6167	39.48%
15%-25%	2	3284	1.8848	46.02%
> 25%	3	1035	0.5940	14.50%
Total Acres			4.0955	100.00%