

▶ **FILE #:** 10-P-07-RZ

AGENDA ITEM #: 73

AGENDA DATE: 10/11/2007

▶ **APPLICANT:** BRIARTOWNE LLC

OWNER(S): BRIARTOWNE LLC

TAX ID NUMBER: 72 200.01

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northeast end Fisher Ln., north of Hammer Rd.

▶ **APPX. SIZE OF TRACT:** 45.41 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is through parcel 83 to Asheville Hwy., a four lane, median divided major arterial highway.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Sinking East Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 3 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to PR in recent years.

SURROUNDING LAND USE AND ZONING: North: Business and vacant land / CA Commercial

South: Residences and vacant land / A Agricultural

East: Residences and vacant land / A and PR Residential

West: Residences and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This wooded, vacant site is in an area of rural and low density residential uses zoned A and PR, and south of commercial uses zoned CA and CB located along the south side of Asheville Hwy.

STAFF RECOMMENDATION:

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

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 3 du/ac. Is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. There are numerous low and medium density residential developments in the vicinity of this site, zoned PR and RP-1, including an adjacent subdivision development zoned PR at 3 du/ac. to the east.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The PR zoning at 3 du/ac. Will allow this 45-acre property to be subdivided into a maximum of 136 lots. Maximum development would impact schools with 53 additional students and would add 1376 trips per day to the street system. The applicant has submitted a 117 lot conceptual plan in support of this request which shows direct access to Asheville Highway through CA zoned property on the north side of this site.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties can be evaluated and minimized through the use on review and concept subdivision approval process. The slope analysis supports a density up to 112 lots for this site. (See attached slope map.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes low density residential uses and slope protection for the site, consistent with this proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for PR or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a use on review and concept subdivision plat prior to subdivision and development of the property. The plat will show the property's building site layout and means of access.

ESTIMATED TRAFFIC IMPACT 1376 (average daily vehicle trips)

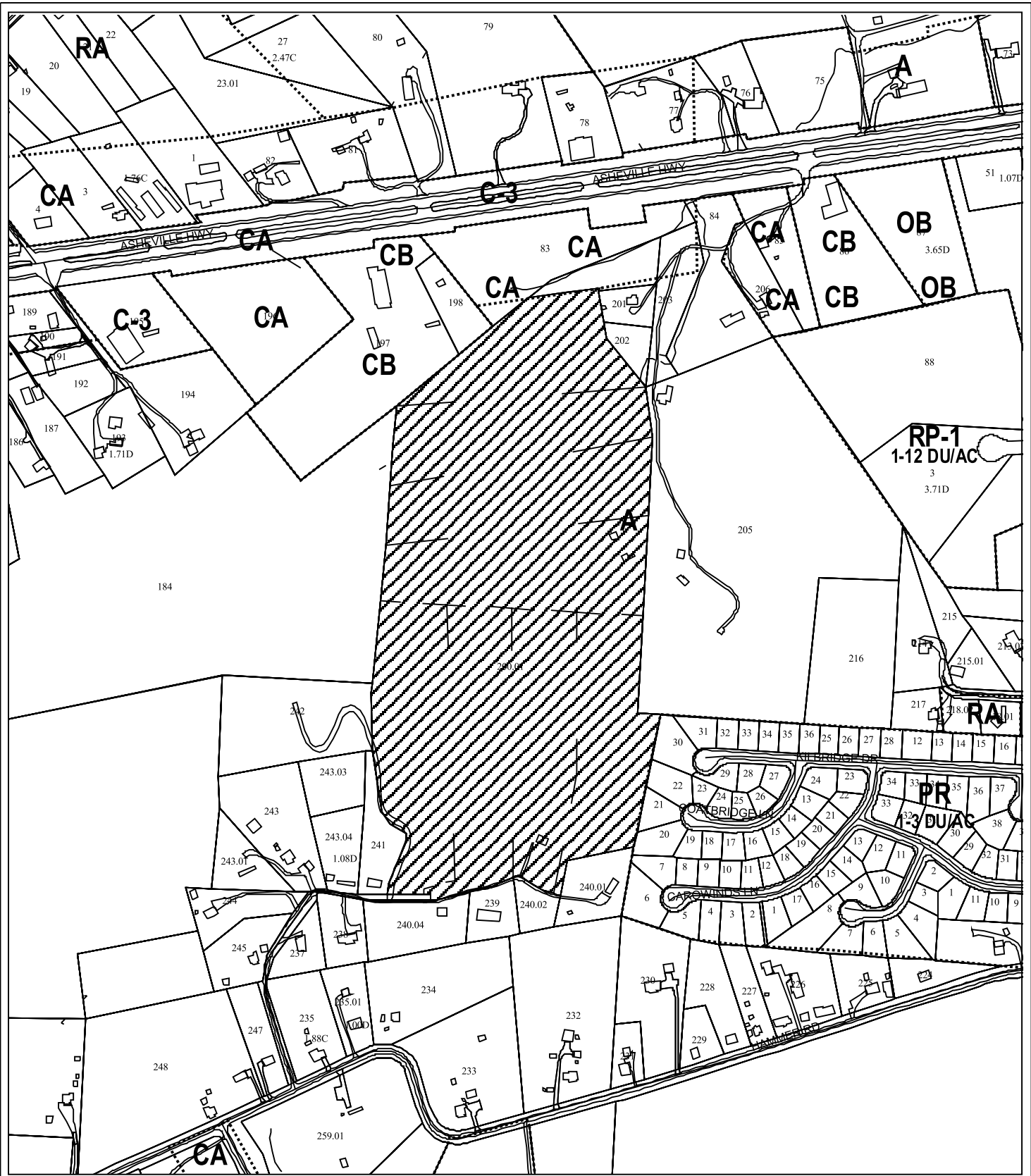
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 53 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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-P-07-RZ
REZONING**

Petitioner: Briartowne LLC

Map No: 72

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

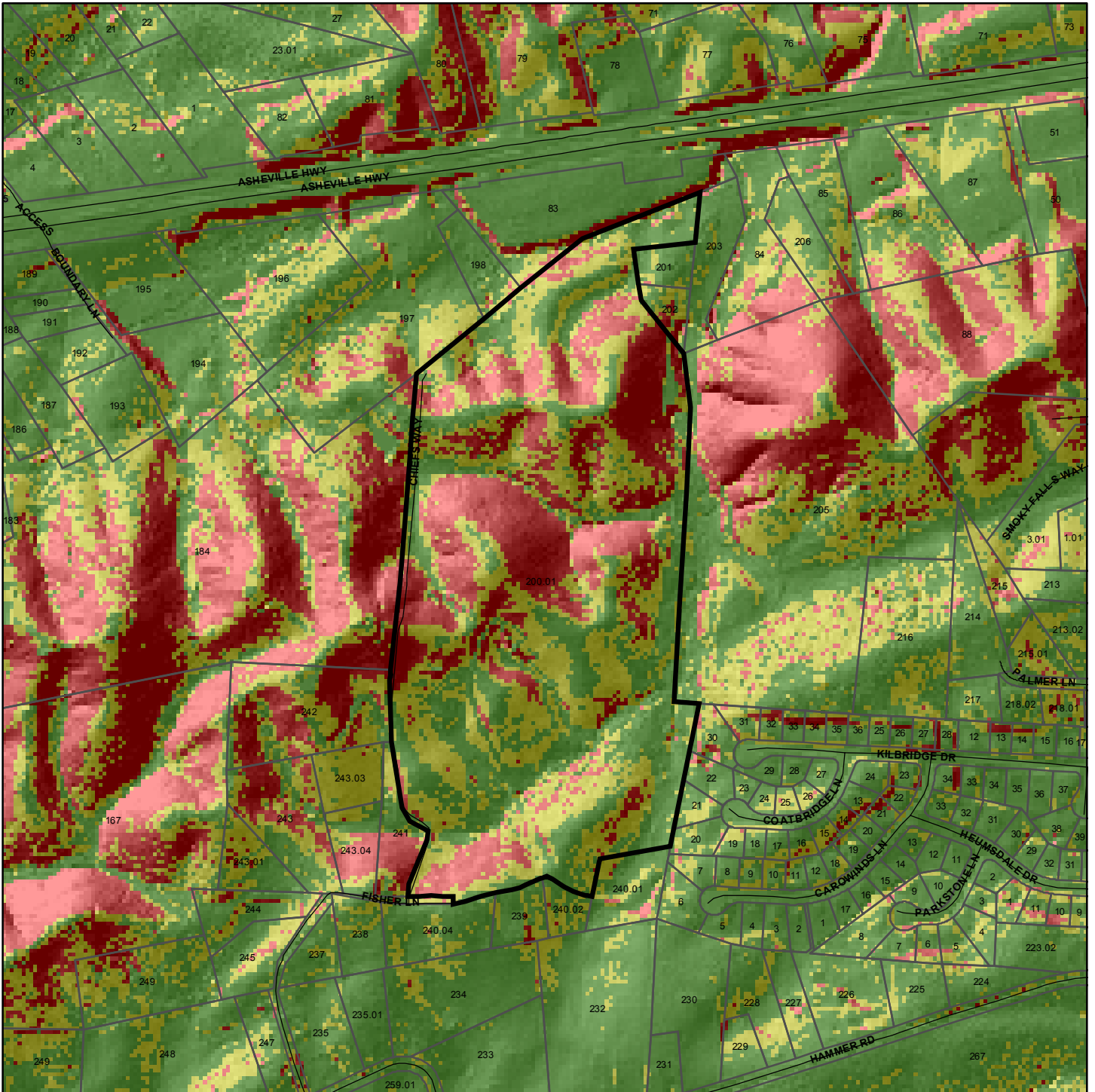
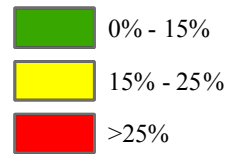
Original Print Date: 10/02/07 Revised:

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



10-P-07-RZ Slope Analysis

Percent Slope



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Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	25136	14.4261	31.76%
15%-25%	2	28967	16.6248	36.60%
> 25%	3	25042	14.3721	31.64%
Total Acres			45.4230	100.00%