

▶ **FILE #:** 10-W-07-RZ

AGENDA ITEM #: 80

AGENDA DATE: 10/11/2007

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): S & E PROPERTIES

TAX ID NUMBER: 105 192.01, 193, 195.01

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southwest side Bakertown Rd., west of Joe Hinton Rd.

▶ **APPX. SIZE OF TRACT:** 11 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bakertown Rd., a major collector street with 20' of pavement within a 50' right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** Residential subdivision

▶ **PROPOSED USE:** Residences

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned RA and PR for residential subdivision development

SURROUNDING LAND USE AND ZONING: North: Residences / RA and A Agricultural

South: Residences / A Agricultural

East: Residences / A and Pr Residential

West: Residences / A and RA Residential

NEIGHBORHOOD CONTEXT: This site is within a residential area of both single family and attached units that have occurred under RA, PR, and Agricultural zones.

STAFF RECOMMENDATION:

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

PR zoning is consistent with other residential zoning and development in the area and the subdivision development that has been constructed on this site. The sector plan proposes low density residential uses for this site.

COMMENTS:

The zoning of this site was incorrectly shown as PR (Planned Residential) at the time a concept subdivision plat was submitted and approved for this site. The development of the property proceeded through final plat approval and was ready to be recorded when the zoning error was discovered. This PR zoning will correct

the situation and allow the recording of the final plat and completion of the development.

ESTIMATED TRAFFIC IMPACT 353 (average daily vehicle trips)

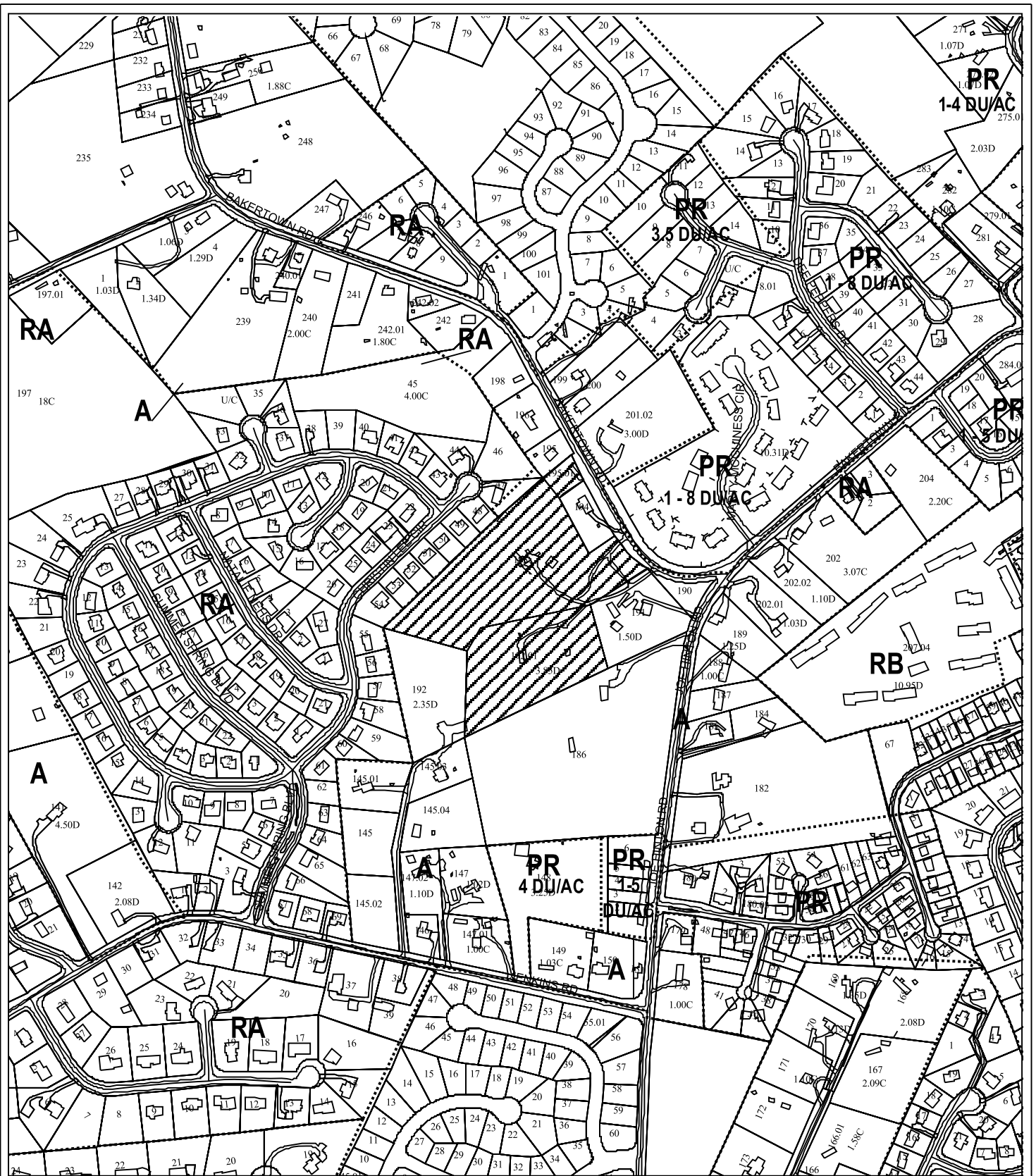
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 16 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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-W-07-RZ
REZONING**



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 10/03/07

Revised:

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

Petitioner: Metropolitan Planning Commission

Map No: 105

Jurisdiction: County

0 500'

