

▶ **FILE #:** 9-K-07-RZ **AGENDA ITEM #:** 57
 POSTPONEMENT(S): 9/13/07 **AGENDA DATE:** 10/11/2007

▶ **APPLICANT:** CRB PROPERTIES
 OWNER(S): BAIRD MICHAEL A & CYNTHIA R

TAX ID NUMBER: 104 PART OF 206 PORTION ZONED A
 JURISDICTION: County Commission District 6
 ▶ **LOCATION:** Northeast side Bob Kirby Rd., northwest of Bob Gray Rd.
 ▶ **APPX. SIZE OF TRACT:** 6.8 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Bob Kirby Rd., a minor collector street with 18' of pavement width within 50' of right of way.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Residence
 ▶ **PROPOSED USE:** Attached residential development
DENSITY PROPOSED: 5 du/ac
 EXTENSION OF ZONE: Yes, extension of PR from the north and east.
 HISTORY OF ZONING: None for this site; adjacent property was rezoned PR in 2006 (4-D-06-RZ).
 SURROUNDING LAND USE AND ZONING: North: Dwelling and vacant land / A (Agricultural) and PR (Planned Residential) @ 1-2.8 du/ac
 South: Residential subdivision / PR (Planned Residential) @ 1-4 du/ac
 East: Residential subdivision under development / PR (Planned Residential) @ 1-2.8 du/ac
 West: Bob Kirby Rd. - Dwelling and vacant land / A (Agricultural)
 NEIGHBORHOOD CONTEXT: This area is developed with rural and low density residential uses under A and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**
APPROVE a density of up to 2 du/ac. (Applicant requested 5 du/ac.)
 PR zoning at the recommended lower density takes into account that almost 90% of the site has slopes of greater than 15%, and requires development plan review and approval by MPC.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The majority of this site has slopes of 15% or greater, which necessitates the recommendation for a reduced density, based on the slope protection policies outlined in the Knoxville-Knox County General Plan

2032.

2. The recommended zoning and decreased density of 2 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the current sector plan and Growth Policy Plan designations for the site.

3. Other properties in the area are developed with agricultural, rural and low density residential uses under A, RA and PR zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The recommended PR zoning at a density of up to 2 du/ac would allow for a maximum of 13 dwelling units to be proposed for the site. That number of detached units would add approximately 159 vehicle trips per day to the street system and would add approximately 7 school aged children to the school system. The requested density of 5 du/ac would allow for a maximum of 34 dwelling units to be proposed for the site. That number of attached residential units, would add approximately 362 vehicle trips per day to the street system and would add approximately 6 school-aged children to the school system.

3. The applicant has indicated that adequate sight distance is available on Bob Kirby Rd. for an entrance to the development, but this will need to be certified on the development plans.

4. As shown on the attached slope analysis map, almost 90% of the site has slopes of 15% or greater. The sector plan proposes slope protection for a significant portion of the site. In these 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.

5. The recommendation 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, which was updated in late 2003, proposes low density residential uses and slope protection for the site, consistent with the recommended zoning and density. The requested density is the maximum permitted under the low density residential designation, but does not take into account the portion of the site shown as slope protection area.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may lead to future requests for PR zoning in the future on other large lot, agricultural properties in the area.

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 362 (average daily vehicle trips)

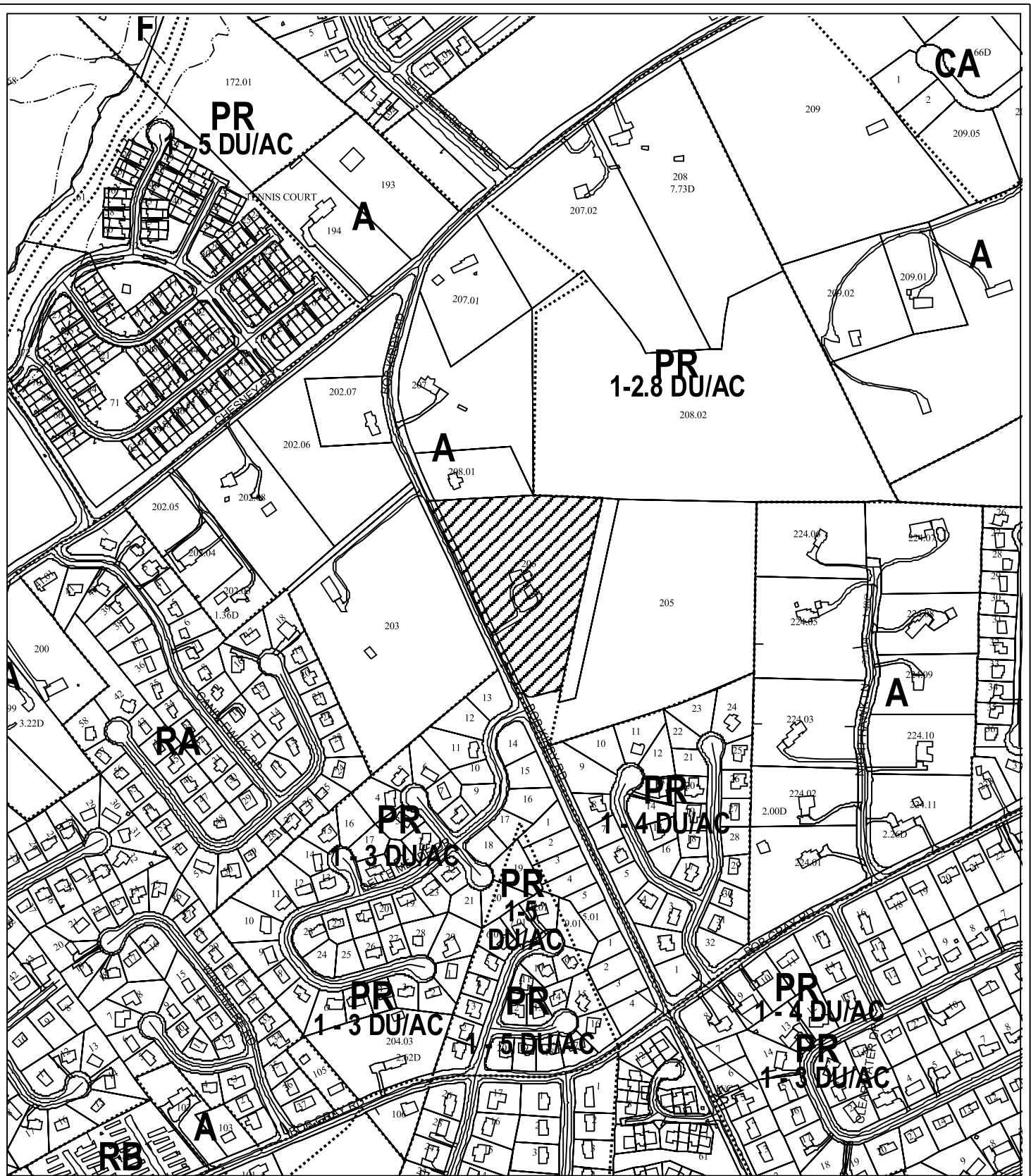
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



9-K-07-RZ
REZONING

Petitioner: CRB Properties
Map No: 104
Jurisdiction: County

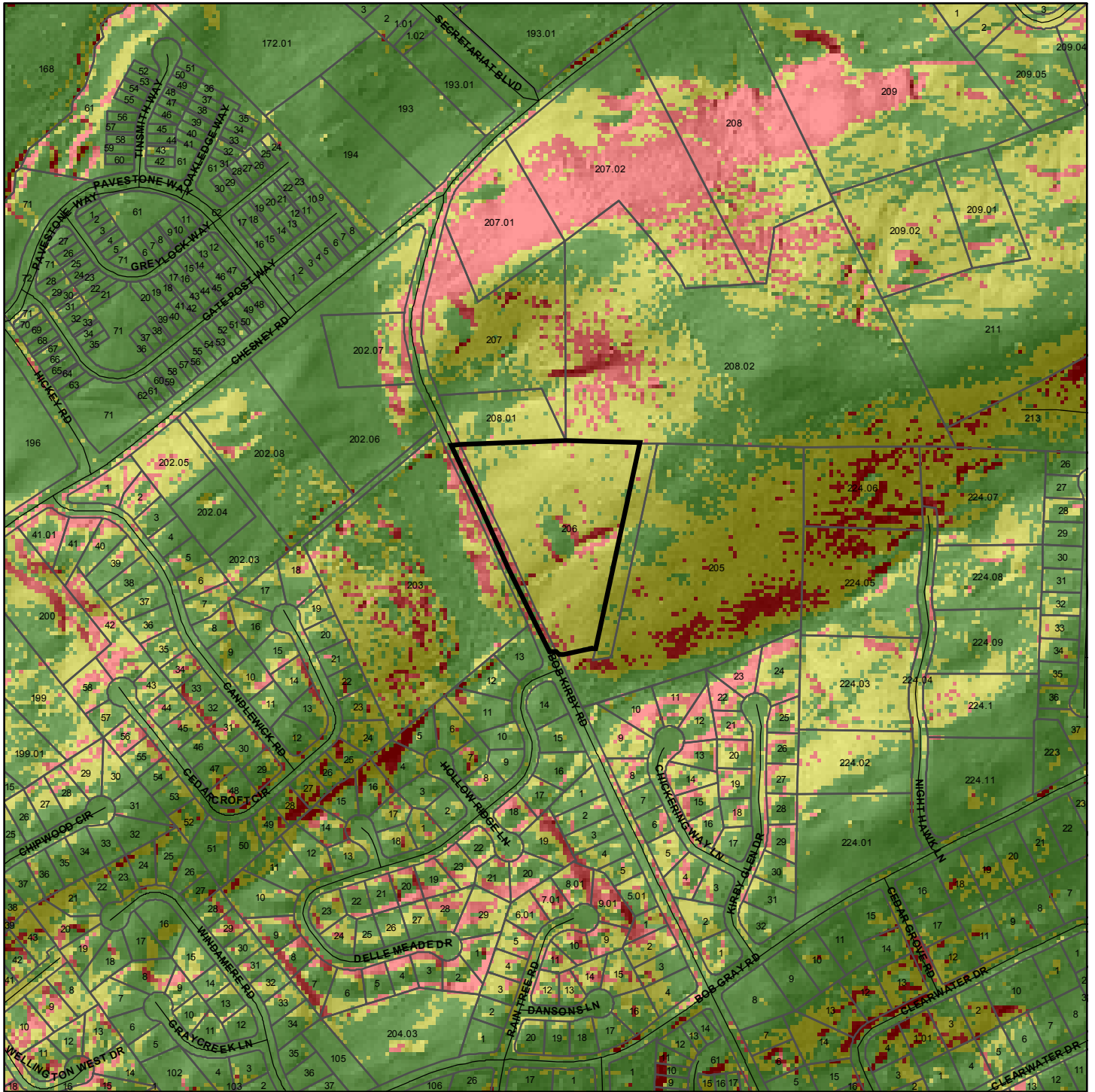
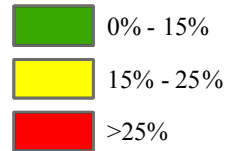
 From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 08/24/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



9-K-07-RZ Slope Analysis

Percent Slope



9-K-07-RZ REZONING



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

Original Print Date: 8/27/2007 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: CRB Properties

Map No: 104

Jurisdiction: County



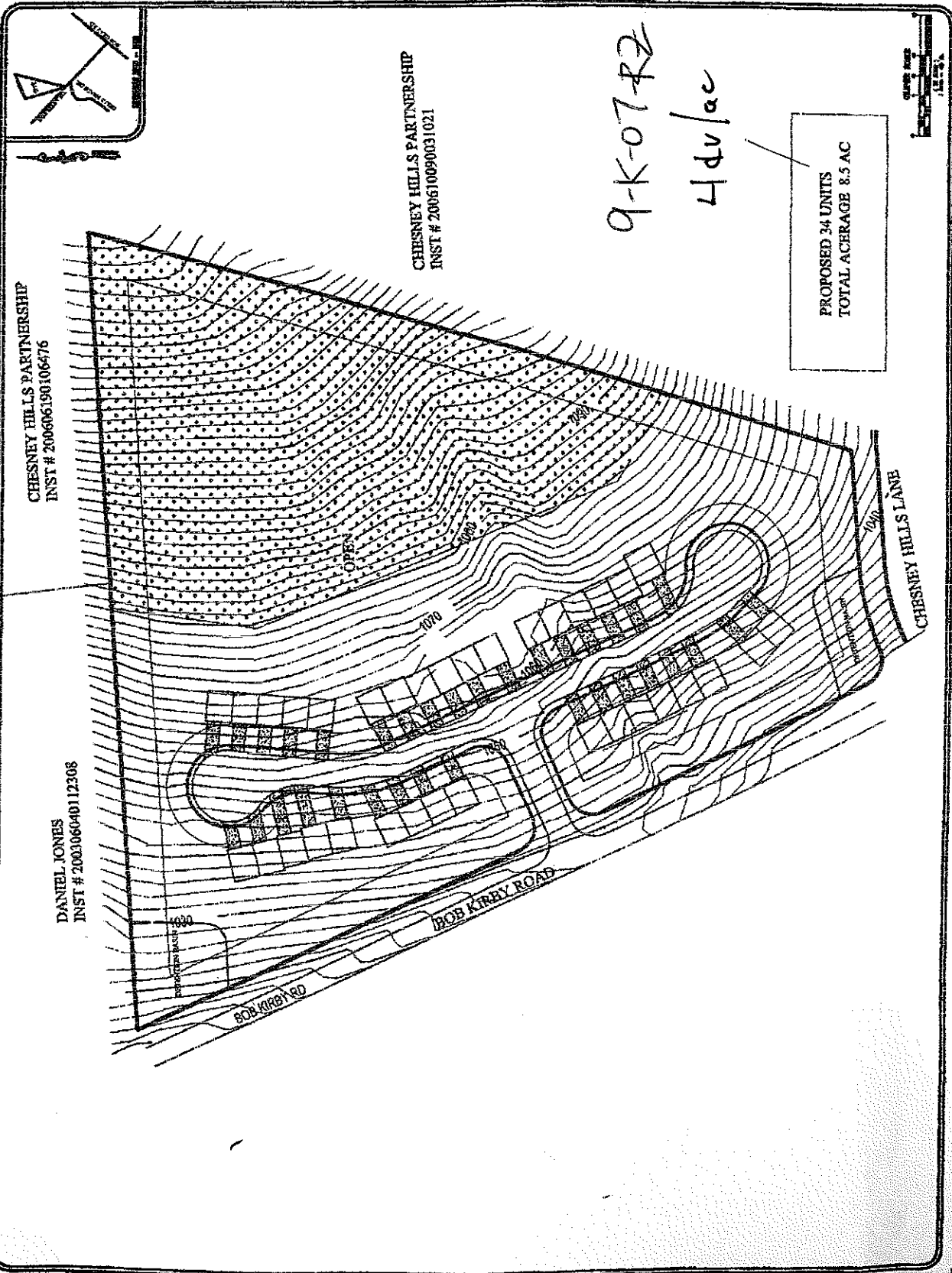
9-K-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	1225	0.7031	10.33%
15%-25%	2	9594	5.5062	80.90%
> 25%	3	1040	0.5969	8.77%
Total Acres			6.8061	100.00%



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BAIRD
 PREPARY PLANS



CHESNEY HILLS PARTNERSHIP
 INST # 200606190106576

DANIEL JONES
 INST # 200306040112308

CHESNEY HILLS PARTNERSHIP
 INST # 200610090031021

9-K-07-R2
 4 du/ac

PROPOSED 34 UNITS
 TOTAL AVERAGE 8.5 AC

From: Mike Brusseau
To: Betty Jo Mahan
Date: 9/14/2007 8:13:22 AM
Subject: Fwd: Rezoning

>>> Debbie Goddard <dgoddard@tandentvision.com> 9/13/2007 12:45 PM >>>
Mike,

Per our conversation this morning, this is to acknowledge that we are very opposed to the proposed rezoning on Bob Kirby Road (9K07RZ).

Thanks,

Debbie & Jim Goddard
1415 Bob Kirby Road
Knoxville, TN 37931
(865) 382-3047