

▶ **FILE #:** 9-B-07-RZ

**AGENDA ITEM #:** 68

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** DAVID ALLEY, JR.

OWNER(S): ANDERSON VINITA

TAX ID NUMBER: 73 172.01

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side Strawberry Plains Pike, northeast of Corum Rd.

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Property is accessed by Strawberry Plains Pike, a two lane, minor arterial street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Lyon Creek

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

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to RA recently. (6-G-07-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land / RA Residential

South: Residences and vacant land / RA Residential

East: Residences and vacant land / RA Residential

West: Residences and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This area is developing with residential uses under RA zoning. This site is proposed for inclusion into the adjoining RA zoned subdivision.

**STAFF RECOMMENDATION:**

▶ **APPROVE RA (Low Density Residential) zoning.**

RA zoning is compatible with the surrounding development and zoning. The sector plan proposes low density residential uses for this site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. RA zoning is compatible with surrounding development and is consistent with the sector plan proposal for low density residential uses in the area.
2. This property and the adjoining site that was recently rezoned RA are proposed for subdivision development. (See Concept file 9-SA-07-C)

## THE EFFECTS OF THE PROPOSAL

1. Public utilities are available to serve the site.
2. The RA zoning will allow the site to be subdivided into lots of no less than 10,000 square feet in size with sewer.
3. The proposal is compatible with the surrounding residential development.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes low density residential uses for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for RA 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 concept plan and final plat for MPC approval prior to subdivision and development of the property. These plans will show the property's proposed subdivision, lot layout and means of access.

ESTIMATED TRAFFIC IMPACT 332 (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: 11 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Central 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 10/22/2007. 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.

