

▶ **FILE #:** 9-J-07-RZ

**AGENDA ITEM #:** 76

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

▶ **APPLICANT:** A.L. AND SUZANNE CLARK, CO-TRUSTEES

OWNER(S): CLARK SUZANNE & A L CO-TRUSTEES

TAX ID NUMBER: 111 016

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northeast side E. Governor John Sevier Hwy., north side Old French Rd.

▶ **APPX. SIZE OF TRACT:** 68.05 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy., a major arterial street with a 30' pavement width within a 110' right-of-way and Old French Rd., a local street with a 15' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: N/A

WATERSHED: Holston and French Broad

▶ **PRESENT ZONING:** PR (Planned Residential) at up to 3 du/ac

▶ **ZONING REQUESTED:** PR (Planned Residential) at up to 5 du/ac

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential development

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: Currently zoned PR

HISTORY OF ZONING: This property was rezoned from A to PR (3 du/ac) in February of 2007 (2-I-07-RZ).

SURROUNDING LAND USE AND ZONING: North: River & quarry / F (Floodway) & I (Industrial)

South: Low density residences / A (Agricultural)

East: Low density residences / A (Agricultural)

West: Church / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is located along the Tennessee River in an area that has developed primarily with rural residential uses under A zoning. Property to the south, or the opposite side of Gov. John Sevier Hwy, was recently rezoned to PR.

**STAFF RECOMMENDATION:**

▶ **DENY the request for a density increase of up to 5 dwellings per acre.**

The existing PR zoning at up to 3 dwellings per acre is consistent with the surrounding development pattern which has been developed with low density residential uses under A (Agricultural) zoning. Staff is recommending against the applicant's request to increase the previously approved density of 3 du/ac to 5 du/ac because such an increase would be out of character with surrounding development. The applicants have reasonable use of their property under the current zoning.

**COMMENTS:**

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The current PR zoning at up to 3 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern along this section of E. Governor John Sevier Hwy. The Riverwalk Landing subdivision, which is approximately a half a mile to the southwest, was recently approved PR at 3 du/ac.
2. Other properties in the immediate area have been developed with agricultural and low density residential uses on large tracts of land (5-20 acres) under A zoning. The requested PR zoning at up to 5 du/ac would be out of character with surrounding development found in this area.
3. PR zoning will require MPC concept plan and 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. It will also identify the types of residential units that may be constructed.
4. According to the proposed Greenway Plan for Knox County, this section of property along the Holston River has been identified as a key greenway connection. To allow for potential public access to this section of the Holston River, the applicant may be required to preserve a riparian buffer for future greenway development at the Concept/Use-on-Review stage of development.

#### THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available in the area to serve the site. Sanitary sewer is currently not available to the site. It will have to be extended prior to development of this project.
2. The requested PR zoning at up to 5 du/ac would allow for up to 340 dwelling units and would add approximately 2,867 vehicle trips per day to the street system and approximately 48 children under the age of 18 to area schools (if attached residential units are constructed). The current PR zoning at up to 3 du/ac would allow for up to 207 dwelling units and would add approximately 2,585 vehicle trips per day to the street system and approximately 102 children under the age of 18 to area schools (if detached residential units are constructed).
3. If more than 75 lots are proposed on the concept plan/use-on-review for the entire development, a traffic impact study will be required as part of that application.
4. Development in the 100 year and 500 year floodway designations will be governed by the subdivision regulations as well as the Knox County Department of Engineering and Public Works and regulations set forth by FEMA. Such constraints may not allow development of the property at the approved density.
5. An on-site depression may require further analysis by TDEC in order to determine whether or not it is a sinkhole.
6. The impact of any development at 3 du/ac on adjacent properties will be minimized during the required use-on-review/concept plan process.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in the future on properties which are proposed for low density residential uses by the sector plan.

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: 2867 (average daily vehicle trips)

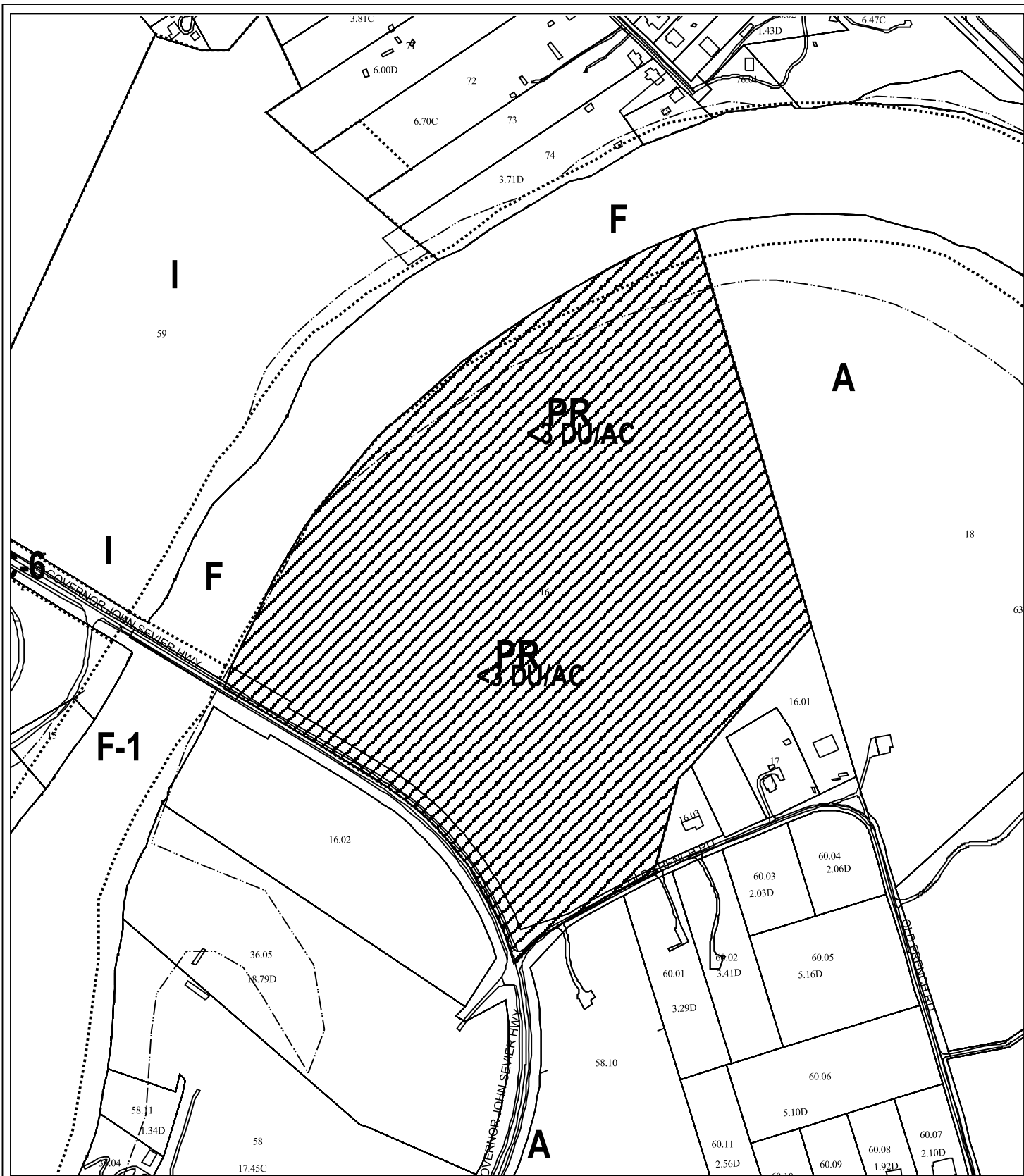
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 48 (public and private school children, ages 5-18 years)

Schools affected by this proposal: New Hopewell Elementary, South-Doyle Middle, and South-Doyle 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.



9-J-07-RZ  
REZONING

Petitioner: A.L. & Suzanne Clark,  
Co-Trustees

Map No: 111

Jurisdiction: County



From: PR (Planned Residential) at up to 3 du/ac

To: PR (Planned Residential) at up to 5 du/ac

Original Print Date: 08/24/07 Revised:

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