

▶ **FILE #:** 9-M-07-RZ

AGENDA ITEM #: 79

AGENDA DATE: 9/13/2007

▶ **APPLICANT:** M & M PARTNERS

OWNER(S): LOVELACE GEORGE RUDOLPH & LUCILLE F

TAX ID NUMBER: 130 086

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northeast side N. Campbell Station Rd., northeast of Fretz Rd.

▶ **APPX. SIZE OF TRACT:** 2.7 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Farragut)

ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with 20' of pavement width within 55' of right of way.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning and density from the northwest

HISTORY OF ZONING: A sector plan amendment to LDR and rezoning to PR was approved on the adjacent property in 2006 (3-K-06-RZ/3-D-06-SP).

SURROUNDING LAND USE AND ZONING: North: Dwelling and vacant land / A (Agricultural)

South: N. Campbell Station Rd. - Residential subdivision / Town of Farragut

East: Dwelling / A (Agricultural)

West: Dwelling and future residential development / A (Agricultural) and PR (Planned Residential) @ 1-4 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A and zoning. Farragut Mobile Home Park is located about a half mile to the east and is zoned RB. The Town of Farragut borders the site to the south and west, where land is also developed with residential uses.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density of 1 to 4 du/ac.**

PR at the requested density is compatible with surrounding residential development in the area and is an extension of the previously approved PR zoning and density from the northwest. The property is located within the Urban Growth Boundary of Farragut, is a half mile from a mobile home park and is about a mile from the I-40/75-Campbell Station Rd. interchange.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA, RB and PR zoning, as well as residential subdivisions in the Town of Farragut.
2. PR zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be combined with the adjacent property to the northwest, already approved for PR zoning, for one development. This property could provide an additional access point to the development.
3. PR zoning will require MPC 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.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The subject property is proposed to be developed along with the adjacent site, which was approved for PR by MPC on 3/9/06. At the proposed density, 10 additional dwelling units could be proposed for the entire PR zoned site. The development of the proposed attached dwellings would add approximately 120 more vehicle trips per day to the street system and about 3 more school-aged children to the school system.
3. The proposal 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 request is an extension of the low density residential sector plan designation to the northwest and is consistent with the Northwest County Sector Plan.
2. The site is located within the Urban Growth Area of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for sector plan amendments and PR zoning in the future on other large Agricultural zoned 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 120 (average daily vehicle trips)

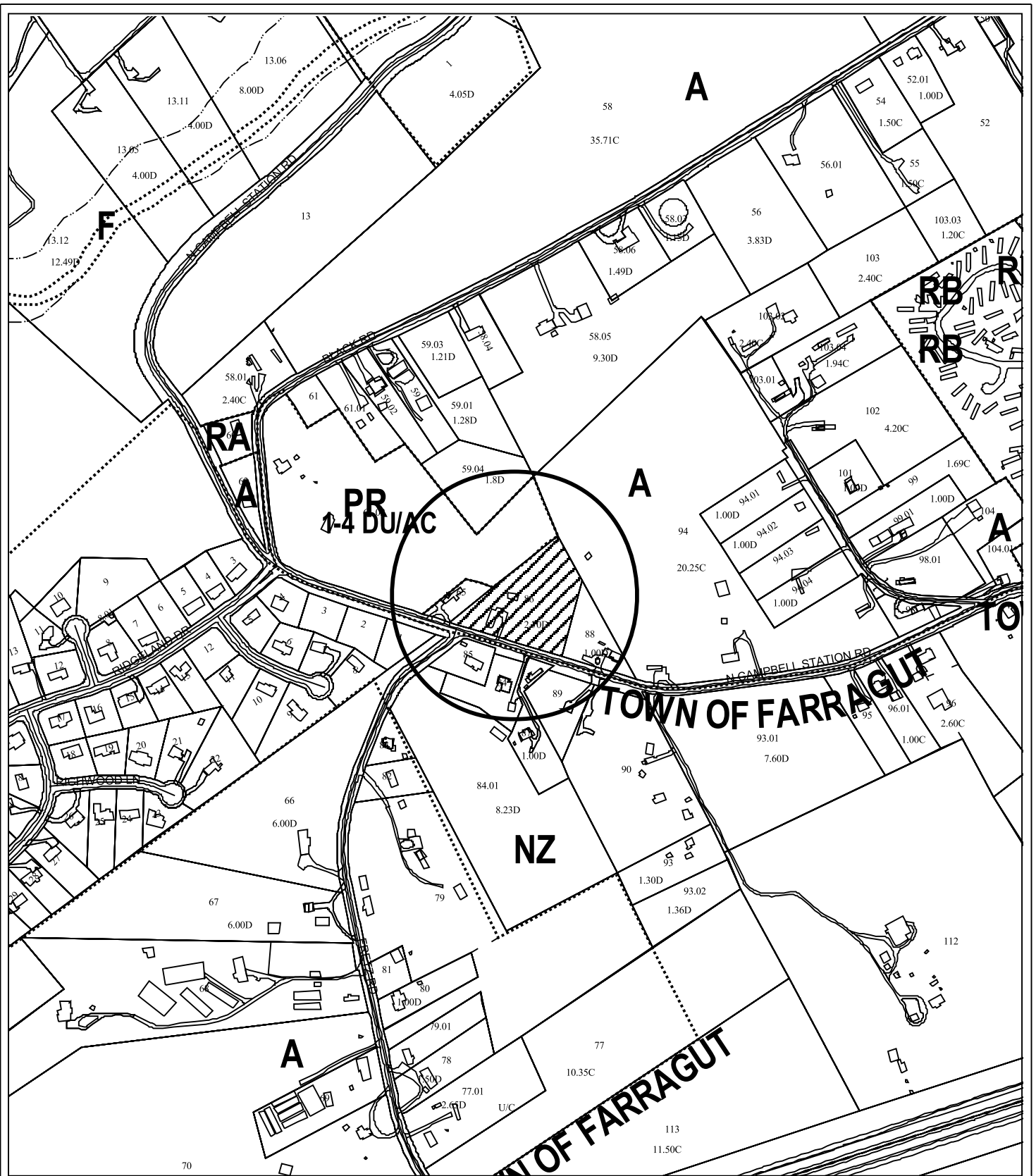
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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-M-07-RZ
REZONING**

Petitioner: M & M Partners

Map No: 130

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

0 500'

