



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 4-K-08-UR

AGENDA ITEM #: 65

AGENDA DATE: 4/10/2008

▶ **APPLICANT:** **SADONYA MEADOWS-ALLEN**

OWNER(S): MEADOWS-ALLEN

TAX ID NUMBER: 56 129

JURISDICTION: County Commission District 6

▶ **LOCATION:** **North side of W. Beaver Creek Dr., north of Oakmeade Rd.**

▶ **APPX. SIZE OF TRACT:** **4.88 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Beaver Creek Dr., a collector street with a pavement width of 20' within a 40' wide right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** **One detached dwelling and vacant land**

▶ **PROPOSED USE:** **Attached residential development**

4.92 du/ac

HISTORY OF ZONING: The property was zoned PR (Planned Residential) at 5 du/ac by Knox County Commission on 12/17/2007 (11-M-07-RZ)

SURROUNDING LAND USE AND ZONING: North: Beaver Creek / F floodway

South: Detached residences / RA residential

East: Detached residences / RA residential

West: Detached residences & vacant land / A agricultural

NEIGHBORHOOD CONTEXT: This site is within a residential area that has occurred under A, RA zones and near part of the Temple Baptist church campus that is zoned OB.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 24 attached residential condominiums as shown on the development plan subject to 11 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Showing the floodway fringe, no-fill line and floodway lines on the plan
4. Noting on the plan that the minimum floor elevation is 991.7'
5. Change the proposed turn-around at the end of the driveway to meet AASHTO standards
6. Certification by the applicant's engineer that there is 300' of site distance in both directions on W. Beaver Creek Dr.
7. Alignment of the center line proposed driveway with the center line of Oakmeade Rd.

8. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
9. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County
10. Provision of a Class B landscape buffer along the eastern boundary of the site where the site is disturbed or where the existing vegetation is removed. The landscape buffer is to be completed prior to the issuance of any occupancy permits within this development.
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to issuance of any building permits

With the conditions noted above, this request meets all requirements for approval in the PR zone, as well as other criteria for use on review approval.

COMMENTS:

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential development will have minimal impact on local services since water and sewer utilities are available to serve this site.
2. The proposed residential development at a density of 4.92 du/ac, is consistent in use and density with the approved rezoning of the property.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the approved variance to the peripheral setback, the proposed attached residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed attached residential development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5 du/ac. The proposed subdivision with a density of 4.92 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 265 (average daily vehicle trips)

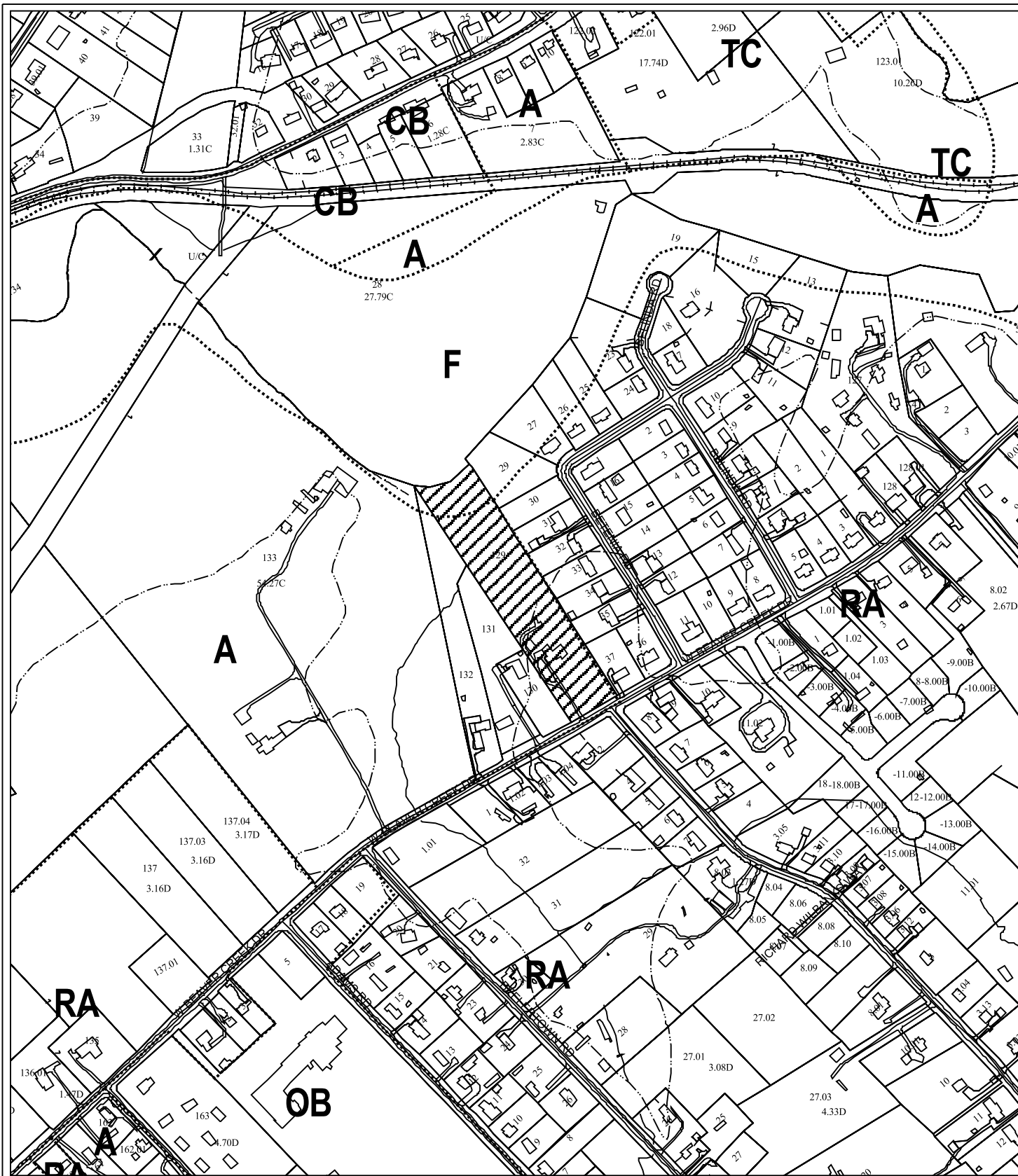
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-K-08-UR
USE ON REVIEW**

 Attached residential development in PR (Planned Residential)

Original Print Date: 03/27/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sadonya Meadows-Allen

Map No: 56

Jurisdiction: County



