

▶ **FILE #:** 8-G-08-RZ

AGENDA ITEM #: 65

AGENDA DATE: 8/14/2008

▶ **APPLICANT:** WELLS CREEK, LLC

OWNER(S): NUMEROUS

TAX ID NUMBER: 137 022.01,022.02,022.03 023.01,023.02,023.04,023.05,023.06,024-027,031,031.01

JURISDICTION: County Commission District 9

▶ **LOCATION:** South side W. Gov. John Sevier Hwy., east of Winkle Ln., northwest side Tipton Station Rd.

▶ **APPX. SIZE OF TRACT:** 29 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Gov. John Sevier Hwy., a two lane, major collector street with 45' of pavement within a 100' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

▶ **PRESENT ZONING:** PR (Planned Residential) @ up to 5 du/ac in 2 districts

▶ **ZONING REQUESTED:** PR (Planned Residential) @ up to 5 du/ac in 1 district

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: These properties were rezoned to PR @ 5 du/ac., in 4 separate applications over several years.

SURROUNDING LAND USE AND ZONING: North: W. Governor John Sevier Hwy. and residences /A, PR and RA Residential

South: Tipton Station Rd and residences / A Agricultural

East: Residences and vacant land / A Agricultural

West: Office, residences and Vacant land / OA and A Agricultural

NEIGHBORHOOD CONTEXT: This site is in an area of emerging urban residential development that has been occurring under RA and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE combining the PR (Planned Residential) zones into one district.**

The purpose of this rezoning application is to combine several separate PR zoning districts into one unified district with a maximum density of 145 dwelling units. Within this PR district the developer may propose clustering the majority of the residential density in the center of the site to the exclusion of additional dwelling units being available for future development elsewhere within this district. The density for the entire site will not exceed 5 du/ac., which is consistent with the South County Sector Plan recommendation for low density residential use.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The combination of these PR zones into one district will allow the developer to concentrate the majority of the density of this PR area into the center of the property.
2. The combination of these separate districts into one district will permit this site to be proposed for development in a similar manner to surrounding development and zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The maximum density of 5 dwellings per acre will allow up to 145 units to be proposed for this site, would add 21 school aged children, and generate an additional 1,333 vehicle trips per day to area roads
3. MPC approval of a site plan is required prior to any development of the property. During this review, potential issues such as traffic, drainage, access, layout and other development concerns can be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for the site, consistent with this PR zone district combination.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan Map.

ESTIMATED TRAFFIC IMPACT 1333 (average daily vehicle trips)

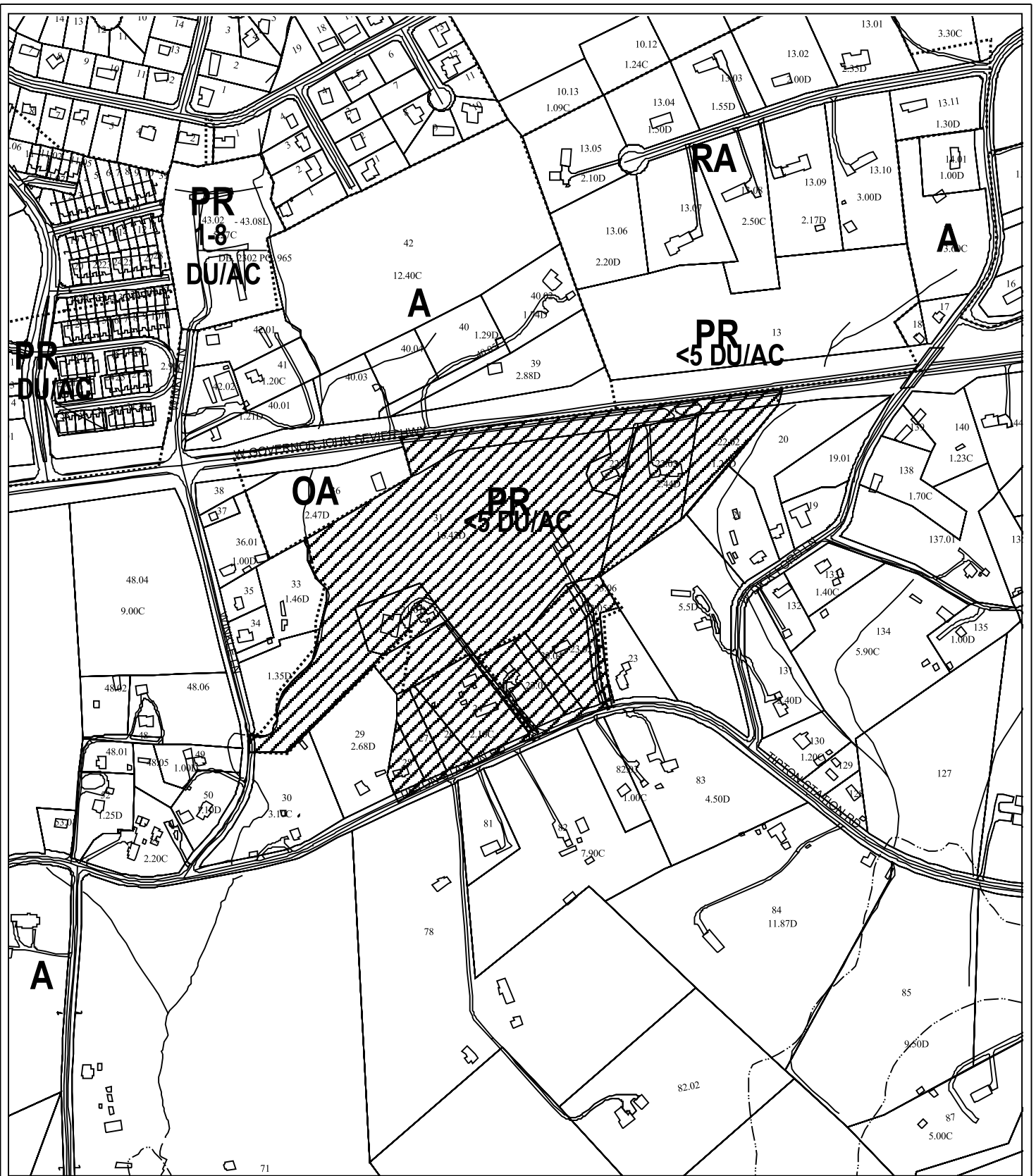
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate 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 9/22/2008. 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.



**8-G-08-RZ
REZONING**

Petitioner: Wells Creek, LLC

Map No: 137

Jurisdiction: County



From: PR (Planned Residential) @ up to 5 du/ac in 2 districts

To: PR (Planned Residential) @ up to 5 du/ac in 1 district

Original Print Date: 07/17/08

Revised:

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