

▶ **FILE #:** 12-C-08-RZ

AGENDA ITEM #: 41

AGENDA DATE: 12/11/2008

▶ **APPLICANT:** W.C. DEVELOPMENT

OWNER(S): OAKLEIGH GP

TAX ID NUMBER: 89 PT OF 131 MAP ON FILE AT MPC

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side Solway Rd., north end of Teal Green Ln.

▶ **APPX. SIZE OF TRACT:** 4.25 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via local subdivision streets developed with 26' pavement widths within 50' rights-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was rezoned PR in 2000 and 2004 (5-F-00-RZ/3-I-04-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences / A Agricultural

South: Residential subdivision / PR Residential

East: Residential subdivision / PR Residential

West: Vacant land & Solway Rd. / PR Residential

NEIGHBORHOOD CONTEXT: This site is part of a developing residential subdivision that is occurring under PR zoning.

STAFF RECOMMENDATION:

▶ **Recommend that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac for this area. (Applicant requested 5 du/ac.)**

The recommended density increase will allow the revised concept subdivision plan proposal and continuation of this residential subdivision with several more smaller lots than originally proposed, but still compatible to the established residential subdivision development pattern. The recommended density is consistent with the established density on the remainder of the proposed subdivision. Incorporating this site in with the adjacent PR zoned area completes a rezoning process to establish the entire, proposed 18.5-acre residential subdivision as one development district, consistent with the surrounding low density residential zoning and development pattern.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The recommendation is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The applicant is developing the area that is currently zoned PR with a residential subdivision, so the proposal is appropriate and will permit the additional lots proposed.
3. Other properties in the immediate area are developed with residential uses under A, RP and RA zoning, at lower densities than 5 du/ac.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The PR zone, as described in the zoning ordinance, provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential development.
2. The site is appropriate for residential development under PR zoning.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The potential impact to the street system with the proposed rezoning to a slightly higher residential density can be accommodated by the existing streets.
3. The proposal is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The Northwest County Sector Plan proposes low density residential uses for this site, consistent with the proposed PR zoning at a density of either 4 or 5 du/ac.
2. This site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for residential in the immediate area, which would be consistent with the majority of the zoning in the area, as well as consistent with the sector plan proposal for the area.

ESTIMATED TRAFFIC IMPACT 247 (average daily vehicle trips)

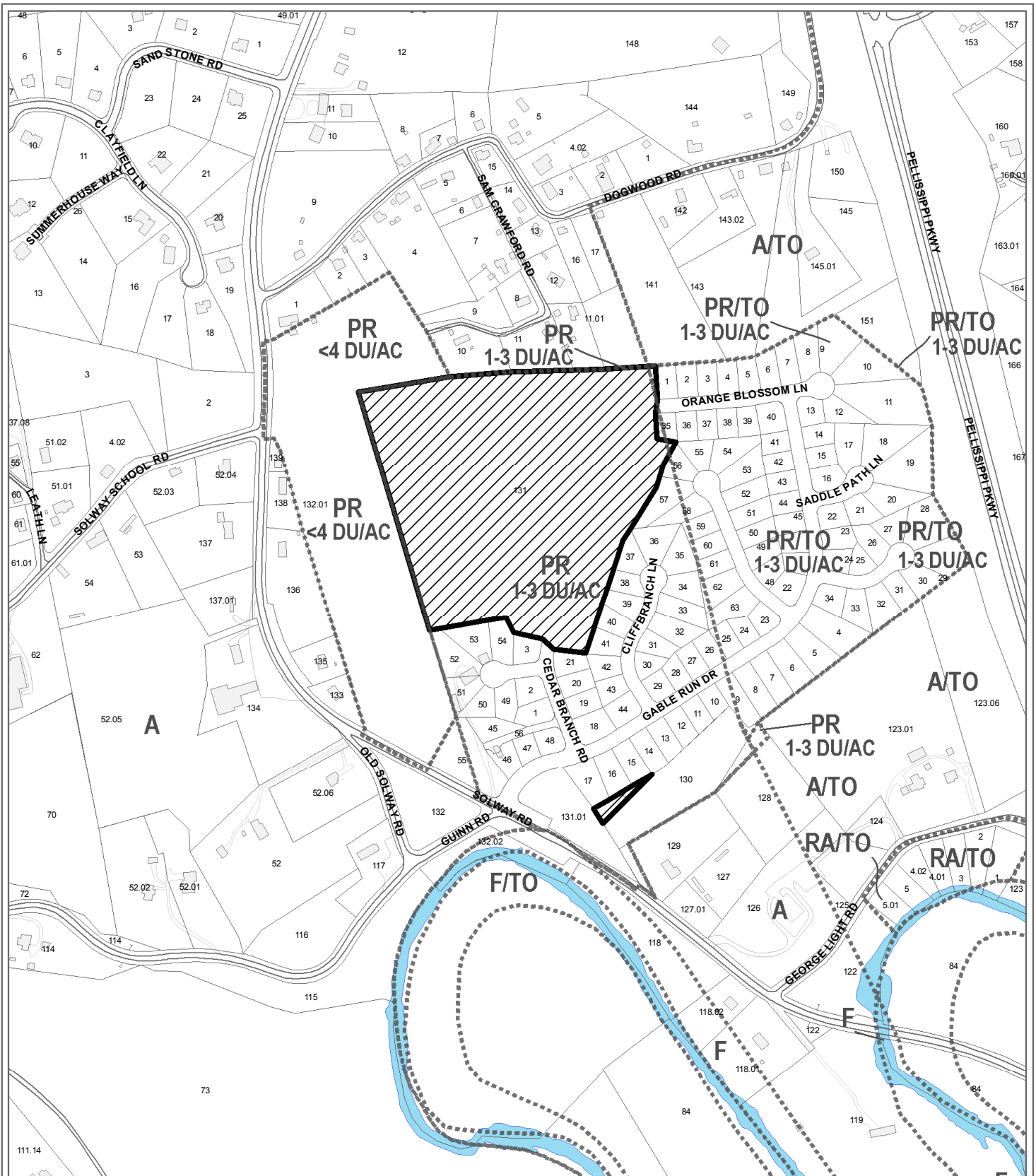
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- 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 1/26/2009. 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.



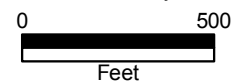
**12-C-08-RZ
REZONING**

From: PR (Planned Residential) @ up to 3 du/ac
 To: PR (Planned Residential) @ up to 5 du/ac



Petitioner: W.C. Development

Map No: 89
 Jurisdiction: County



Original Print Date: 11/24/2008 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902