

▶ **FILE #:** 1-D-08-RZ

AGENDA ITEM #: 62

AGENDA DATE: 1/10/2008

▶ **APPLICANT:** CTL SUMMIT LIMITED
 OWNER(S): CTL SUMMIT LIMITED LP

TAX ID NUMBER: 133 P G 018
 JURISDICTION: County Commission District 5
 ▶ **LOCATION:** Northwest side Nubbin Ridge Rd., northeast of Ferncliff Way
 ▶ **APPX. SIZE OF TRACT:** 0.7 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Nubbin Ridge Rd., a two lane, major collector street with 20' of pavement within a 50' right-of-way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** PR (Planned Residential) at 1-3.5 du/ac
 ▶ **ZONING REQUESTED:** PR (Planned Residential) at up to 5 du/ac
 ▶ **EXISTING LAND USE:** Residence
 ▶ **PROPOSED USE:** Residential
DENSITY PROPOSED: 5 du/ac
 EXTENSION OF ZONE: Yes
 HISTORY OF ZONING: Property was rezoned to PR @ 3.5 du/ac. in 2007. (3-A-07-RZ)
 SURROUNDING LAND USE AND ZONING: North: Townhouses /LDR/ PR Residential
 South: Nubbin Ridge Rd., and horse farm / A Agricultural
 East: Townhouses / PR Residential
 West: Townhouses / PR Residential
 NEIGHBORHOOD CONTEXT: This site is being developed with the adjoining subdivision under PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning**
APPROVE a density up to 5 du/ac.

This density is compatible with the adjoining residential density and will allow this site to be developed with the adjoining property as shown on the concept plan under consideration by staff.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at a density of up to 5 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.

3. The PR zoning will allow development similar to surrounding residential uses that include townhouses, duplexes and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning density increase would allow this site to be developed with 4, rather than 2 lots, Approximately 54 new vehicle trips would be generated and approximately 3 school-aged children would be added to the school system from this completed development.
3. The PR zoning at up to 5 du/ac. density would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

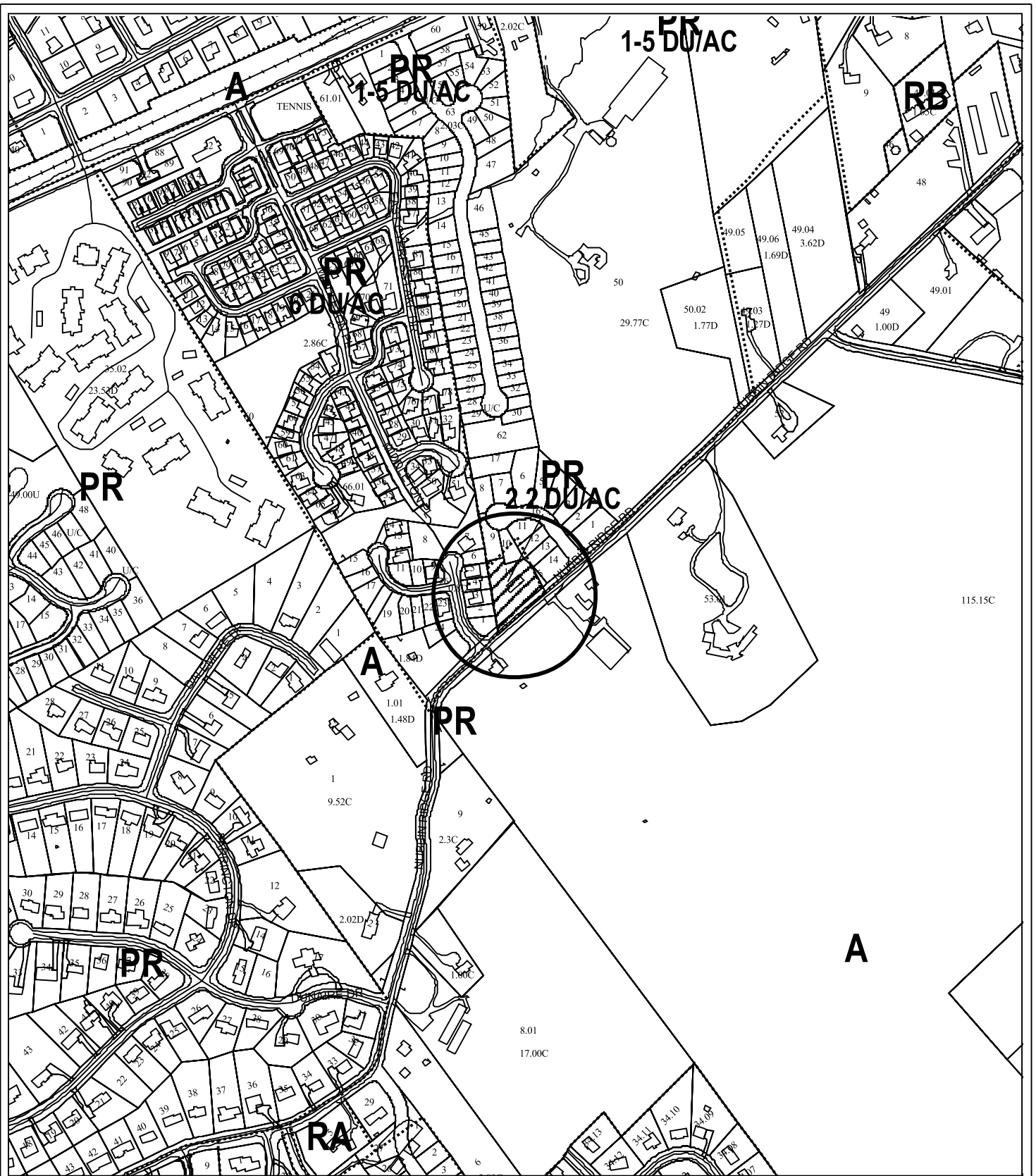
1. The proposed density increase to 5 du/ac. is consistent with the low density residential uses proposed for this area by the Southwest County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 54 (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)

If approved, this item will be forwarded to Knox County Commission for action on 2/25/2008. 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.



**1-D-08-RZ
REZONING**



From: PR (Planned Residential) at 1-3.5 du/ac
 To: PR (Planned Residential) at up to 5 du/ac

Original Print Date: 12/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: CTL Summit Limited

Map No: 133

Jurisdiction: County

