

▶ **FILE #:** 12-N-07-RZ (REVISED)

AGENDA ITEM #: 58

AGENDA DATE: 1/10/2008

▶ **APPLICANT:** MJM DEVELOPMENT
OWNER(S): CLIFTON LAURA WAYLAND

TAX ID NUMBER: 66 113 & PART OF 113.05 MAP ON FILE AT MPC

JURISDICTION: County Commission District 3

▶ **LOCATION:** North side Stanley Rd., southwest of Clinton Hwy.

▶ **APPX. SIZE OF TRACT:** 25.8 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Stanley Rd., a local street with 18' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural) and PR (Planned Residential) @ 3 du/ac.

▶ **ZONING REQUESTED:** PR (Planned Residential) @ 4du/ac.

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but adjoining property was recently rezoned to PR at 3 du/ac.

SURROUNDING LAND USE AND ZONING: North: Vacant land /PR Residential

South: Residences / A Agricultural

East: Residence / PR Residential

West: Residences and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This site is within an established residential area that has developed under A, PR and RB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.**
APPROVE a density up to 3.3 du/ac.

PR zoning at up to 3.3 du/ac. is consistent with the sector plan proposal for low density residential use. The applicant has stated on this application that this site will be developed with the adjoining PR zoned property at an overall density of 3.3 du/ac.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is compatible with the surrounding development in the area.
2. PR is a logical extension of zoning from the east and north.

3. PR zoning requires development plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the recommended density, up to 76 dwelling units could be proposed on the subject property, which, if developed with single family detached dwellings, could generate up to 805 additional vehicle trips per day and could add up to 40 children under the age of 18 to the school system.
3. The applicant is proposing to develop this site with the adjoining PR zoned property. A traffic study may be required as part of the use on review / concept plan submittal if deemed necessary.
4. The proposed zoning and density would have a minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area. Property to the north is zoned PR and RB. The RB site is developed with a mobile home park.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recently updated Northwest County Sector Plan proposes low density residential uses for this site.
2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. There may be future requests for low density residential zoning in this area, consistent with the Planned Growth designation and low density residential sector plan proposal.

If approved, this item will be forwarded to Knox County Commission for final action on February 26, 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.

ESTIMATED TRAFFIC IMPACT 805 (average daily vehicle trips)

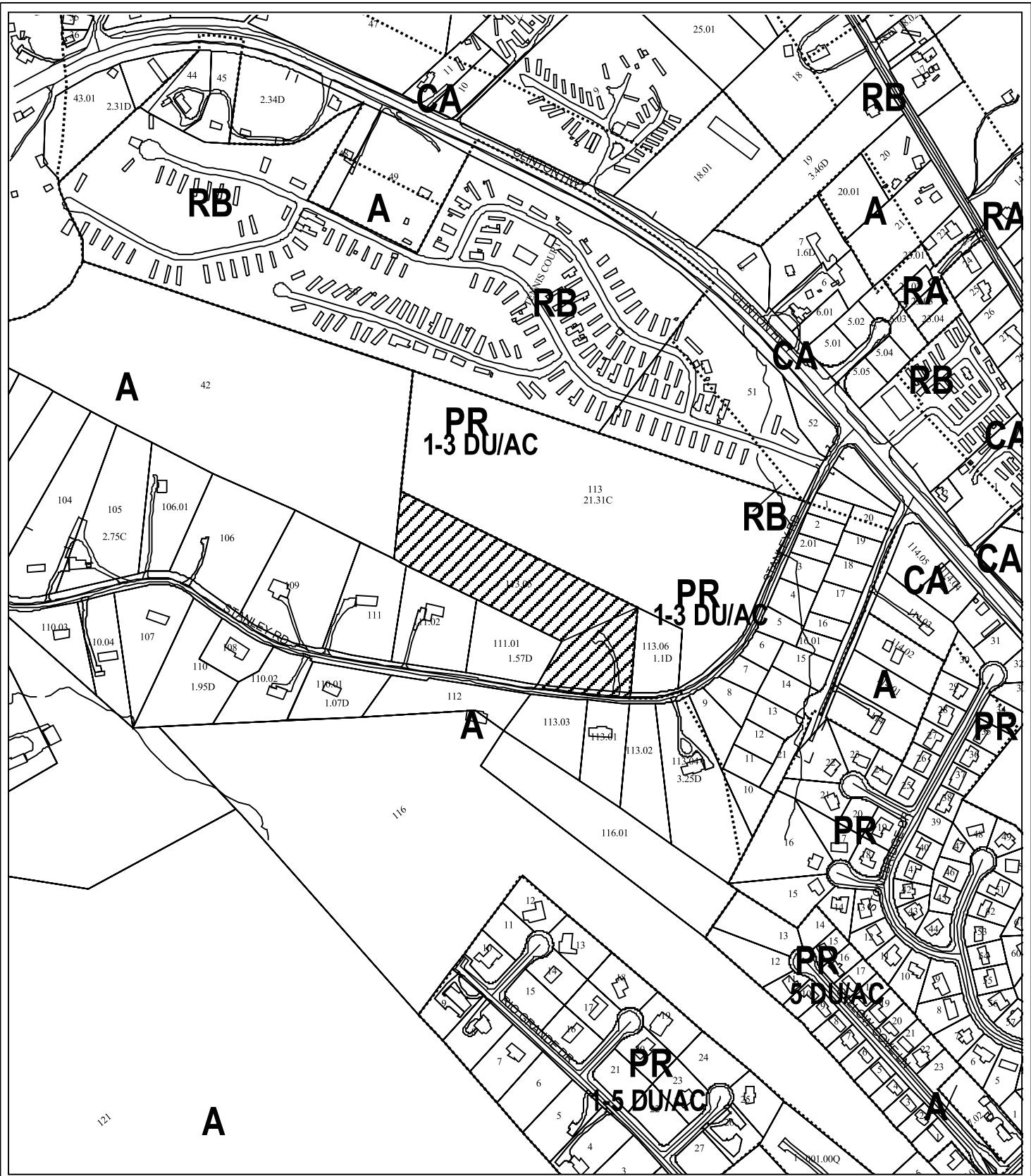
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 40 (public and private school children, ages 5-18 years)

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



12-N-07-RZ
REZONING

Petitioner: MJM Development

Map No: 66

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 11/26/07 Revised:

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

