

▶ **FILE #:** 7-J-08-RZ

AGENDA ITEM #: 54

AGENDA DATE: 7/10/2008

▶ **APPLICANT:** JOHN HANCOCK
 OWNER(S): SAMS PAUL T & DORIS M

TAX ID NUMBER: 67 040

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast terminus of Lyngate Blvd., southeast of W. Beaver Creek Dr.

▶ **APPX. SIZE OF TRACT:** 19.9 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lyngate Blvd., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential

DENSITY PROPOSED: 2 du/ac

EXTENSION OF ZONE: Yes, property to the north and west is zoned PR.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential) & RA (Low Density Residential)

South: Vacant & ridgeline / A (Agricultural) & C-6 (General Commercial Park)

East: Residence & vacant / A (Agricultural) & OB (Office, Medical & Related Services)

West: Vacant / PR (Planned Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in an area of the county that has been developed with detached and attached residential lots under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
 APPROVE a density of up to 1.5 du/ac. (Applicant requested up to 2 du/ac.)**

Based on the significant steep slopes located on this site, staff is recommending against the applicant's request for 2 du/ac du and is recommending approval of PR zoning at 1.5 du/ac. PR zoning is compatible with surrounding development and zoning and is consistent with the low density residential sector plan designation for this property. The adjoining attached residential subdivision to the north, Brockton Place, is zoned PR at 6 du/ac.

The applicant is planning on combining this property with the adjoining property to the southwest to develop a

detached residential subdivision. In May of 2008, the applicant was approved for a 5-lot subdivision on the adjoining 5-acre lot (5-SC-08-C). Since the majority of the site has significant slope constraints, the applicant anticipates that all development will be located near the terminus of Lyngate Blvd. where the slopes are not as significant. Access to the lots will be from a new public right-of-way that will be extended from the current terminus of Lyngate Blvd.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 1.5 du/ac is appropriate at this location based on the significant slopes located on the property.
2. PR zoning is compatible with existing and proposed residential development and zoning pattern along this section of W. Beaver Creek Dr. The adjoining attached residential subdivision to the north, Brockton Place, is zoned PR at 6 du/ac.
3. This site has access to Lyngate Blvd. The developer of this property will be required to extend the public right-of-way of Lyngate Blvd. into the proposed subdivision.
4. This site does have some slope constraints as the property extends back toward Callahan Dr. With the recommended PR zoning, the protection and stabilization of the slopes and drainageways will be addressed with any development plan proposal.
5. PR zoning is consistent with surrounding zoning and development pattern along this section of W. Beaver Creek Dr. This area has been developed with a mixture of detached and attached residential lots.

EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 29 units could be proposed on the subject property. This density would add approximately 332 vehicle trips per day to the street system and about 14 school aged children to area schools. The requested 2 du/ac would allow a maximum of 39 units, which would add approximately 436 vehicle trips per day and would approximately 19 children to area schools.
3. Based on the attached slope analysis, 62% of the site has slopes of 25% or greater and about 24% of the site has slopes between 15% and 20%. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans, including preservation of these sensitive areas. The recommended density of 1.5 du/ac is consistent with the site's slope constraints and will help to preserve these areas. If development of 29 units is located on the 19.9 acres of land with less than 15% slope, it will have the appearance of a development at 3 du/ac. which is still compatible with the surrounding development pattern.
4. PR zoning would require MPC use on review approval of site plans prior to any development of the property. During this review, issues such as the extension of Lyngate Blvd., traffic, sight distance, drainage, access topography, lot layout and other development concerns will be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential uses and slope protection. The developer of the property should understand that the existing slope constraints may not allow development of the property at the approved density.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Planned Growth Area envisions a compact pattern of development with a wide range of housing choices.

ESTIMATED TRAFFIC IMPACT: 436 (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: 19 (public and private school children, ages 5-18 years)

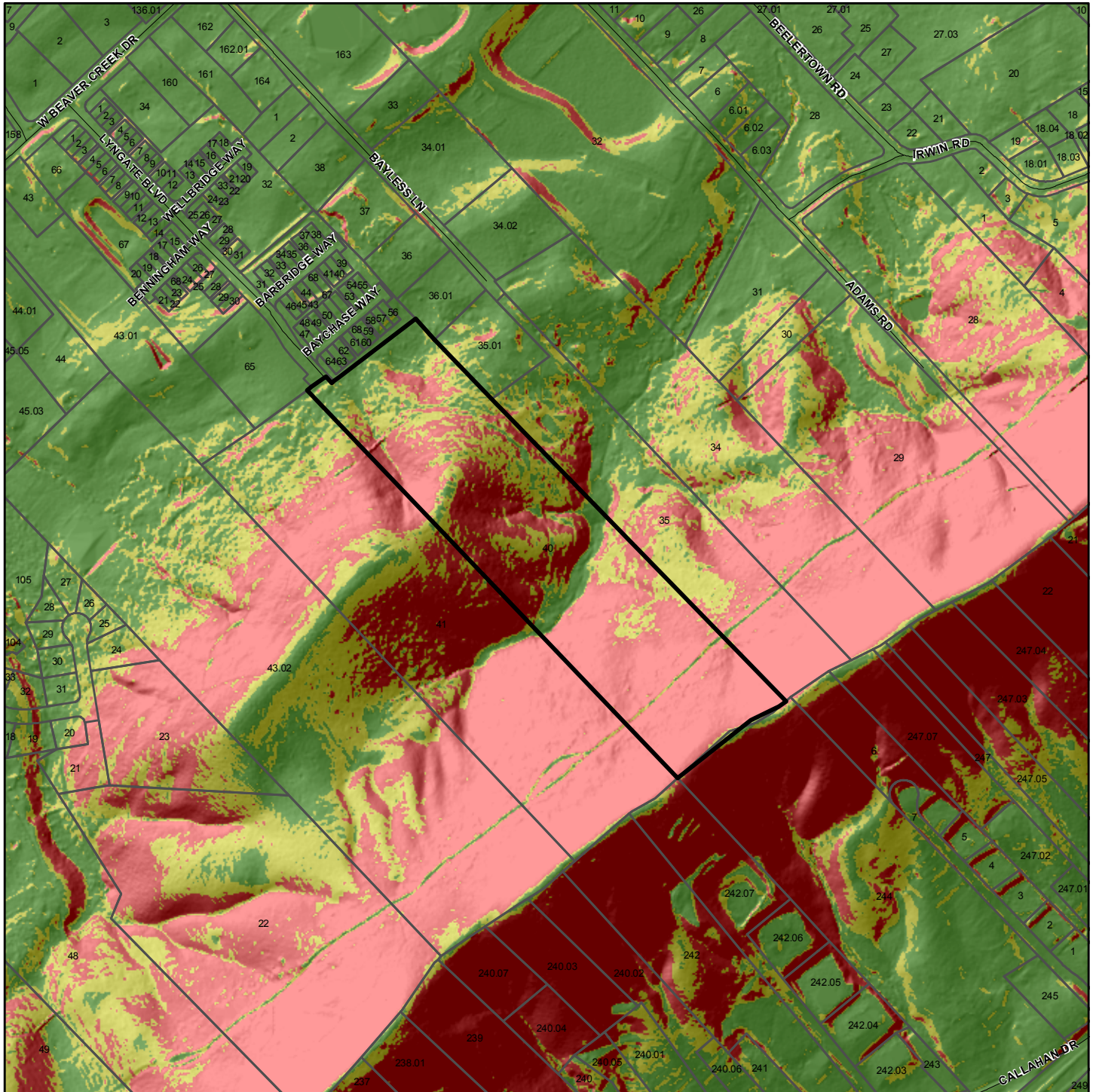
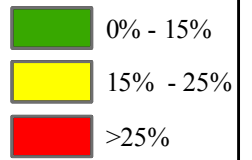
Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

- 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.

If approved, this item will be forwarded to Knox County Commission for action on 8/25/2008. 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.

7-J-08-RZ Slope Analysis

Percent Slope



7-J-08-RZ REZONING

Petitioner: John Hancock

Map No: 67

Jurisdiction: County



From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 6/23/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

0 500'



7-J-08-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	4506	2.5861	13.85%
15%-25%	2	7936	4.5546	24.39%
> 25%	3	20094	11.5324	61.76%
Total Acres			18.6731	100.00%