

▶ **FILE #:** 5-K-08-RZ **AGENDA ITEM #:** 44
 POSTPONEMENT(S): 5/8/2008 **AGENDA DATE:** 6/12/2008
 ▶ **APPLICANT:** LYLAN SHEPHERD FITZGERALD
 OWNER(S): SAME

TAX ID NUMBER: 154 091 (PART)
 JURISDICTION: County Commission District 4
 ▶ **LOCATION:** South side S. Northshore Dr., southwest of Nolina Rd
 ▶ **APPX. SIZE OF TRACT:** 5.01 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via S. Northshore Dr., a two lane, major arterial street with 26' of pavement within a 70' right-of-way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Tennessee River

▶ **PRESENT ZONING:** A (Agricultural)
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Single family residential development
DENSITY PROPOSED: 2 du/ac.
 EXTENSION OF ZONE: Yes
 HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to PR in recent years.
 SURROUNDING LAND USE AND ZONING: North: S. Northshore Dr. and subdivision /PR Residential
 South: Fort Loudoun Lake (Tennessee River) / F Floodway
 East: Vacant land / A Agricultural
 West: County Park and Fort Loudoun Lake / A and F Floodway
 NEIGHBORHOOD CONTEXT: This vacant site is within an area of newer residential development that has occurred under PR zoning.

STAFF RECOMMENDATION:

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

PR zoning at up to 2 du/ac. is consistent with surrounding residential zoning and development. The sector plan proposes low density residential use for the site.

The matter was postponed from the May MPC meeting to pursue some means of recognizing the historical location of Admiral Farragut homeplace which is believed to have been on this site. These discussions are continuing and may be resolved in the use on review stage of development rather than holding up the rezoning process.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at up to 2 du/ac is consistent with other residential zoning and development noted in the area.
2. The PR zoning will permit development of this site in the same manner as the surrounding development, although less intensity.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area to serve the site.
2. The density of 2 units per acre will allow 10 residences to be proposed for this site, which will add 6 school aged children, and approximately 125 vehicle trips per day to area roads.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, lot layout and other development concerns can be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with the requested PR zoning and 2 units per acre density.

ESTIMATED TRAFFIC IMPACT 125 (average daily vehicle trips)

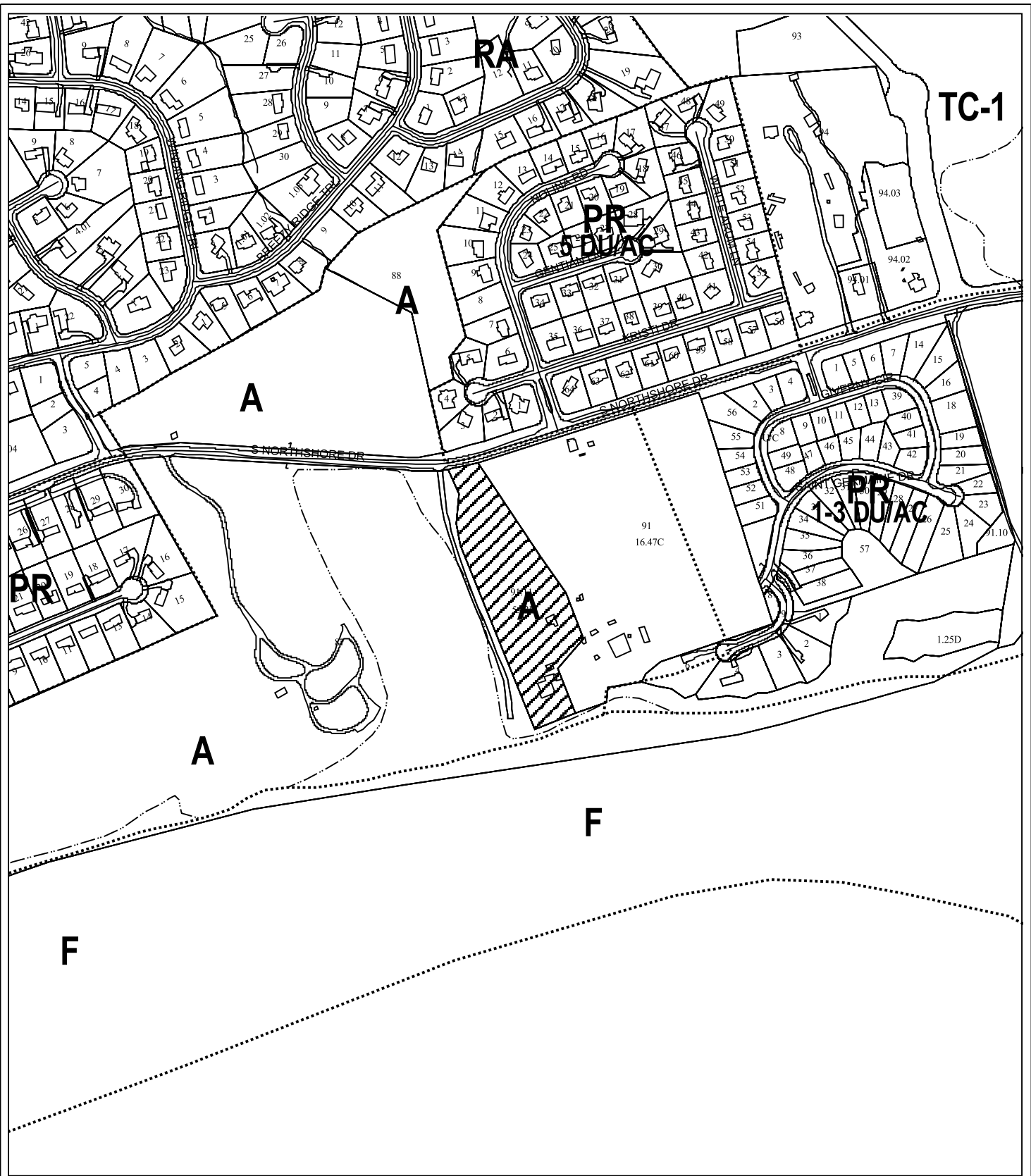
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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 7/28/2008. 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.



**5-K-08-RZ
REZONING**

Petitioner: Iylan Shepherd Fitzgerald
 Map No: 154
 Jurisdiction: County



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

Original Print Date: 04/22/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

