

▶ **FILE #:** 3-A-08-RZ

**AGENDA ITEM #:** 48

**AGENDA DATE:** 3/13/2008

▶ **APPLICANT:** AARON ROBERTS  
 OWNER(S): ALLEN DONNIE RAY & LISA RENE

TAX ID NUMBER: 38 065.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southwest side Mayes Chapel Rd., southeast of Gordon Smith Rd.

▶ **APPX. SIZE OF TRACT:** 3.69 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mayes Chapel Rd., a local street with 15' to 17' of pavement width 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)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence / LDR/A Agricultural

South: Residence and vacant land / LDR/A Agricultural

East: Residential subdivision / LDR/PR Planned Residential

West: Vacant land / LDR/A Agricultural

NEIGHBORHOOD CONTEXT: This vacant tract is part of a rural residential development area that has occurred under Agricultural zoning. Recent urban residential development in the area has occurred under PR and RA zones

**STAFF RECOMMENDATION:**

▶ **APPROVE RA (Low Density Residential) zoning**

RA zoning is consistent with the surrounding residential development and zoning pattern that includes both large and small lot subdivision development within A and PR zones. The sector plan proposes low density residential use for the site as permitted under RA zoning

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Other properties in this area are developed with low density residential uses under A, PR, RA and RAE zoning.
3. RA zoning is a logical extension of low density residential uses from the east.

4. RA zoning will require MPC approval of a concept subdivision plan prior to residential development of the property with more than 5 lots. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the concept subdivision plan approval process.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site, consistent with the proposal
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

ESTIMATED TRAFFIC IMPACT 147 (average daily vehicle trips)

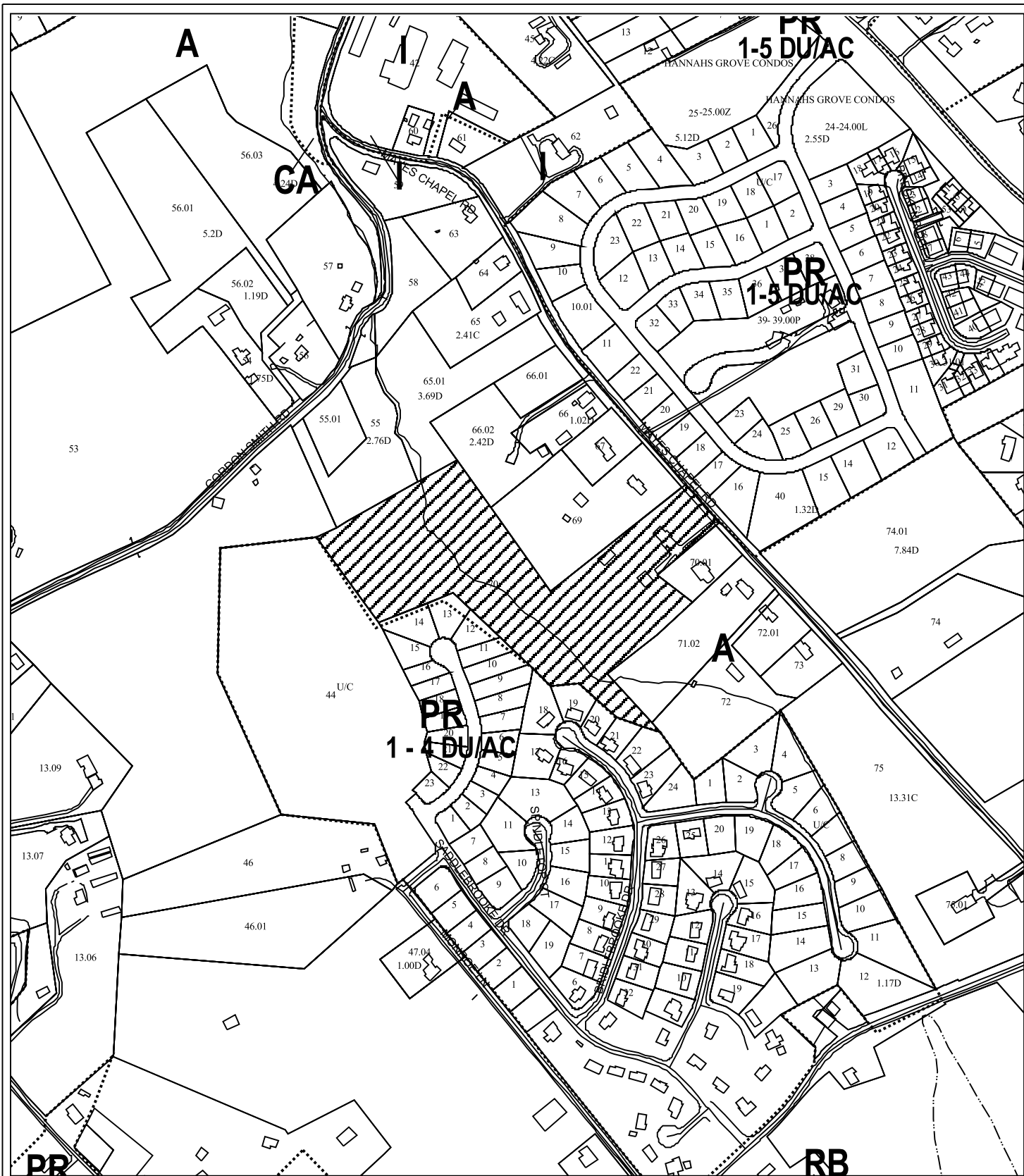
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Halls Elementary, Halls Middle, and Halls 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 4/28/2008. 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.



**3-A-08-RZ  
REZONING**

Petitioner: Aaron Roberts

Map No: 38

Jurisdiction: County



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 02/26/08

Revised:

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