

▶ **FILE #:** 3-E-08-RZ

**AGENDA ITEM #:** 52

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

▶ **APPLICANT:** BREAKTHROUGH CORP. INC.  
 OWNER(S): BREAKTHROUGH CORPORATION

TAX ID NUMBER: 122 K C 034 PART ZONED RA

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side Maryville Pike, southwest of Woodson Dr.

▶ **APPX. SIZE OF TRACT:** 4.55 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Maryville Pike, a two lane, minor arterial street with 22' of pavement with a 60' right-of-way, and Thurman and Carolyn Lanes, both local streets with 15' pavement widths within 40' rights-of-way that end at this site, but whose pavement sections do not extend to this property.

UTILITIES: Water Source: Knox-Chapman Utility District  
 Sewer Source: Knox-Chapman Utility District

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**DENSITY PROPOSED:** 3 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for rezoning, but a 12 lot concept subdivision plat was approved for this site in 2006.

SURROUNDING LAND USE AND ZONING: North: Vacant land / LDR/ RA Residential  
 South: Commercial building, Maryville Pike and businesses / C/CA and CB Commercial  
 East: Residences / LDR/ RA Residential  
 West: Vacant land / LDR/ RA Residential

NEIGHBORHOOD CONTEXT: This vacant land is within an older residential area that has occurred under RA zoning, and includes nearby businesses along Maryville Pike within CA, CB, and C-4 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.  
 APPROVE a density up to 3 du/ac.**

PR zoning at up to 3 du/ac. is consistent with surrounding residential and commercial uses and RA, CA and CB zones. The sector plan supports low density development at up to 5 du/ac.

**COMMENTS:**

A. Need and Justification for Proposal

1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. Changing the zoning from RA to PR at up to 3 dwellings per acre is not a major increase in permitted density, but would afford the developer the opportunity to pursue some different housing types.

B. Effects of Proposal

1. The PR zone at up to 3 du/ac. would permit residential development similar to that permitted by the established RA zone.
2. PR zoning at 3 du/ac. is compatible to the scale and intensity of nearby RA development and zoning and with abutting commercial uses and CA zoning.
3. Maximum development under PR zoning at 3 du/ac would add 14 housing units, generate approximately 170 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 5 children.

C. Conformity with the General Plan and One Year Plan

1. PR zoning at 3 du/ac. will permit consideration of uses compatible with surrounding development and the water and sewer and street system available to serve the site.
2. Other RA zoned property in the area could be rezoned to PR at up to 5 du/ac and stay within the policies and guidelines of the adopted plans for the area.
3. This zoning change will help to strengthen the low density residential character of the area.

ESTIMATED TRAFFIC IMPACT 170 (average daily vehicle trips)

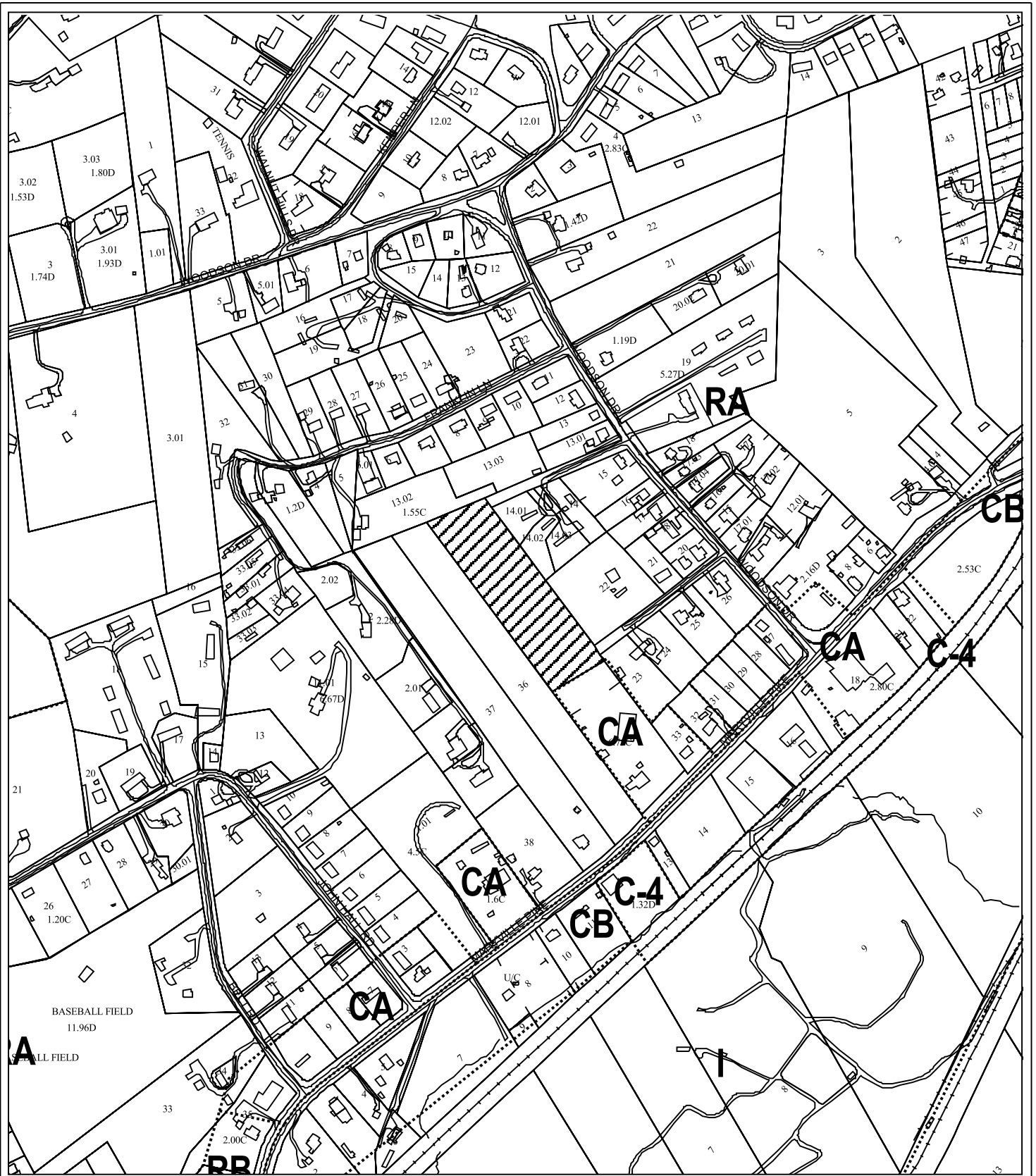
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle 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-E-08-RZ  
REZONING**

Petitioner: Eugene Lackey

Map No: 122

Jurisdiction: County



From: RA (Low Density Residential)

To: PR (Planned Residential)

Original Print Date: 02/26/08

Revised:

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

