



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 5-L-08-RZ

AGENDA ITEM #: 58

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** GLEN GLAFENHEIN & JIM LORD

OWNER(S): AVERY MARGARET I JONES

TAX ID NUMBER: 148 001

JURISDICTION: County Commission District 9

▶ **LOCATION:** South side W. Gov. John Sevier Hwy., west of W. Martin Mill Pike

▶ **APPX. SIZE OF TRACT:** 44.73 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Governor John Sevier Hwy., a major arterial street with 23' of pavement width within 120' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Creek and Stock Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: W. Gov. John Sevier Hwy. - Vacant land and residential / A (Agricultural)

South: Houses / A (Agricultural)

East: House / RA (Low Density Residential)

West: Vacant land and residential / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with rural to low density residential uses under A, RA, RB and PR zoning. There is a retail store to the east at the intersection with Martin Mill Pike, zoned CA.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 5 du/ac.**

PR zoning at the recommended density is consistent with sector plan proposal for low density residential development in this area. The site is relatively flat and has its access to an arterial street, making it suitable for the housing density requested.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is compatible with surrounding RA and RB zoning to the east and is

consistent with the sector plan proposal for the site.

2. The site does not have steep slope characteristics and has direct access to W. Governor John Sevier Hwy., which is a major arterial street, making it appropriate for development at the proposed density.
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, 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 the site.
2. At the applicant's requested density, up to 223 dwelling units could be proposed on the subject property. The development of the attached residential units would add approximately 1,962 vehicle trips per day to the street system and about 32 children under the age of 18 to the school system. The site is accessed from W. Governor John Sevier Hwy., a major arterial street with 23' of pavement width, just west of the intersection with W. Martin Mill Pike., a minor arterial street. Sight distance appears to be available on W. Governor John Sevier Hwy. for the development entrance, but this will need to be certified on the development plans.
3. If more than 75 lots are proposed on the concept plan / use on review, a traffic impact analysis will be required to be submitted for review.
4. The recommended zoning and density are compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South 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.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT 1962 (average daily vehicle trips)

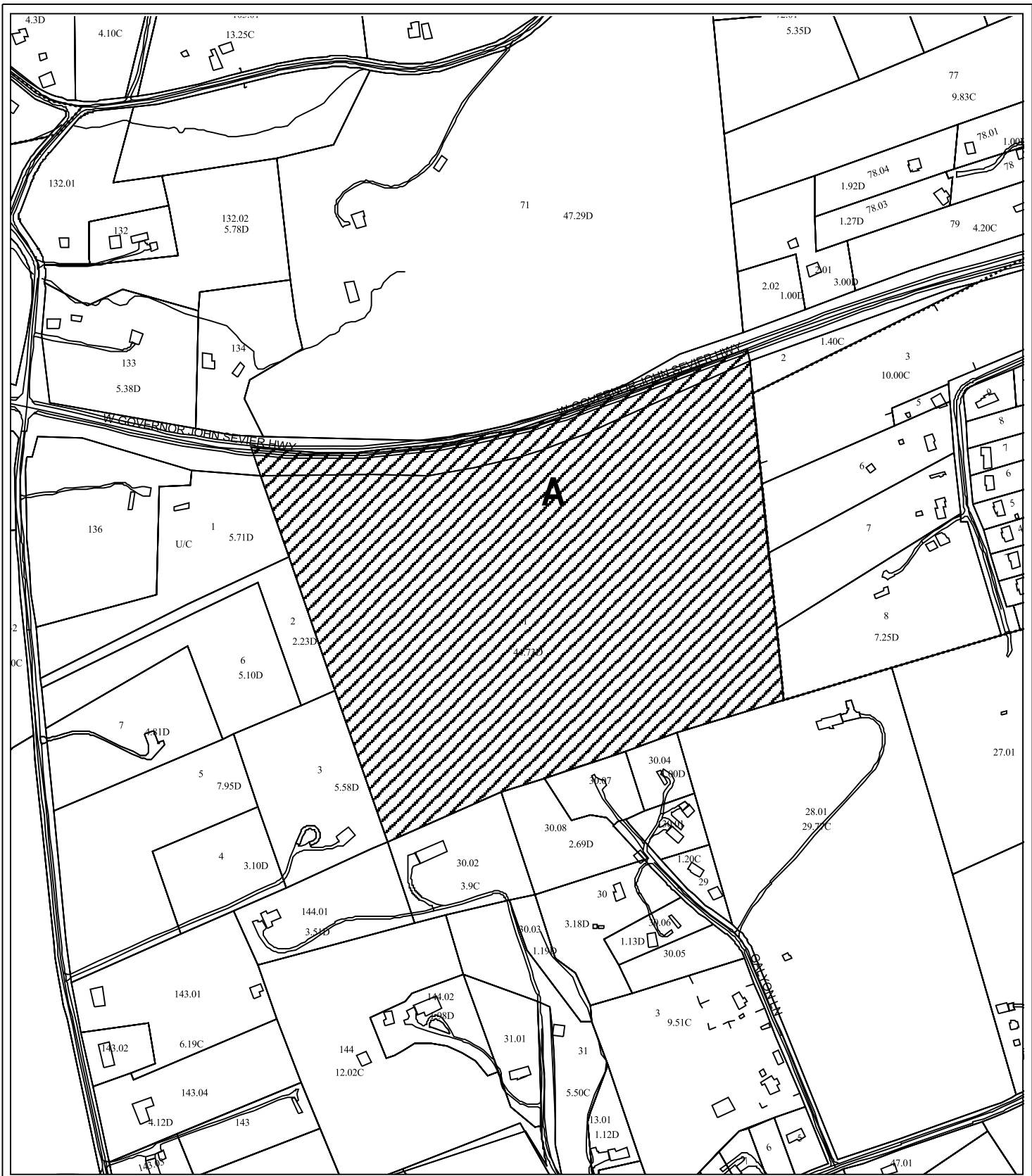
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 32 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate 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 6/23/2008. 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-L-08-RZ
REZONING**

Petitioner: Glen Glafenhein & Jim Lord
Map No: 148
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

