

▶ **FILE #:** 5-N-08-RZ

AGENDA ITEM #: 60

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** WELLS CREEK, LLC

OWNER(S): WILLIAM & EVELYN CHARLES/ JANE RULE, CHARLES/ ANNA
 VANDERGRIF WOOD

TAX ID NUMBER: 137 23.01,23.02, 23.04, 23.05 137-024,026,027, (PART OF 31 ZONED
 A)

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side Tipton Station Rd., northeast of Winkle Ln.

▶ **APPX. SIZE OF TRACT:** 7 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tipton Station Rd., a two lane, major collector street with 20'
 of pavement within a 40' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

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

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

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Attached housing

DENSITY PROPOSED: 5 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this property, but adjoining property was zoned PR @ 5
 du/ac. In 2007

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR Residential

South: Tipton Station Rd., residences and vacant land / A Agricultural

East: Residences and vacant land / A Agricultural

West: Residences and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: These developed properties are part of a rural residential area that has
 occurred under Agricultural zoning, with newer more dense residential
 development being built under PR and RA zones.

STAFF RECOMMENDATION:

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

PR zoning at up to 5 du/ac is consistent with other development and zoning noted in the area. The sector
 plan proposes low density residential use for the properties consistent with the requested zoning and density.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The PR zoning at up to 5 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.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area to serve the site.
2. The density up to 5 units per acre will allow an additional 35 residences to be proposed for this site, which will add 5 school aged children, and approximately 375 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 South County Sector Plan proposes low density residential uses for the site, consistent with the requested PR zoning and 5 unit per acre density.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 371 (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)

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.

