

▶ **FILE #:** 8-D-08-RZ **AGENDA ITEM #:** 48
 POSTPONEMENT(S): 8/14/2008 **AGENDA DATE:** 9/11/2008

▶ **APPLICANT:** DICK BALES
 OWNER(S): NICHOLS BASIL B
 NICHOLS NEIL G & GENEVA A

TAX ID NUMBER: 125 004.01 & 004.02
 JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side E. Governor John Sevier Hwy., southwest of Old French Rd.

▶ **APPX. SIZE OF TRACT:** 26.47 acres

SECTOR PLAN: South County
 GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy., a two lane major arterial street with 45' of pavement within a 100' right-of-way

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

WATERSHED: Hinds 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 for this site, but adjacent property has been rezoned RA and CA in recent years.

SURROUNDING LAND USE AND ZONING:
 North: Vacant land / A Agricultural
 South: E. Gov. John Sevier Hwy and church/ A Agricultural
 East: Vacant land / CA Commercial
 West: Residential subdivision / RA Residential

NEIGHBORHOOD CONTEXT: This vacant sloping site is within an area of urban residential and rural residential development that is occurring within A, RA and PR zones.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission approve PR (Planned Residential) zoning at up to 2 du/ac. Consistent with the sector plan.**

PR zoning at up to 2 du/ac. is appropriate based on the significant slopes found on over 50% of this site, and is compatible with the adjacent residential subdivision development and zoning pattern. The requested 5 du/ac. would be inappropriate due to the site's existing steep topography. The sector plan proposes low density residential uses and slope protection for this site.

COMMENTS:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE COUNTY GENERALLY:

1. The recommended rezoning would allow development that would be compatible with the scale and intensity of uses already found in the area, while maintaining the integrity of the property's steep slopes.
2. Area residential densities appear not to exceed 3 du/ac. The predominant zoning in the area is A (Agricultural), which allows residential development based on minimum one-acre lot sizes. There is no residential zoning in the immediate area that would allow development at up to 5 du/ac.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The PR zone is appropriate for sites that have environmental constraints, such as steep topography, where building sites can be located on the level portions of the property. The zone will require site plan review, where slope protection, as well as traffic, drainage, building and parking layout, and other development concerns, can be addressed.

EFFECTS OF THE PROPOSAL:

1. The request for PR zoning, at 5 du/ac, would allow development that would be too intense for the property's steep topography and out of character with the surrounding development pattern. Two dwellings per acre would be more in keeping with the surrounding development pattern.
2. Public water and sewer are available in the area, but would have to be extended to serve this site.
3. The requested density of up to 5 du/ac would result in the addition of 50 school-age children to area schools and 1338 average daily trips to area streets. The recommended density would generate 20 school age children and 578 average daily trips.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Development of the property at either 5 du/ac or 2 du/ac would be consistent with the low density residential designation of the property. Development at no greater than 2 du/ac, however, would be consistent with the plan's slope protection designation.
2. The site is located with the Planned Growth Area of the Growth Policy Plan, where low density residential development is appropriate.

ESTIMATED TRAFFIC IMPACT 1338 (average daily vehicle trips)

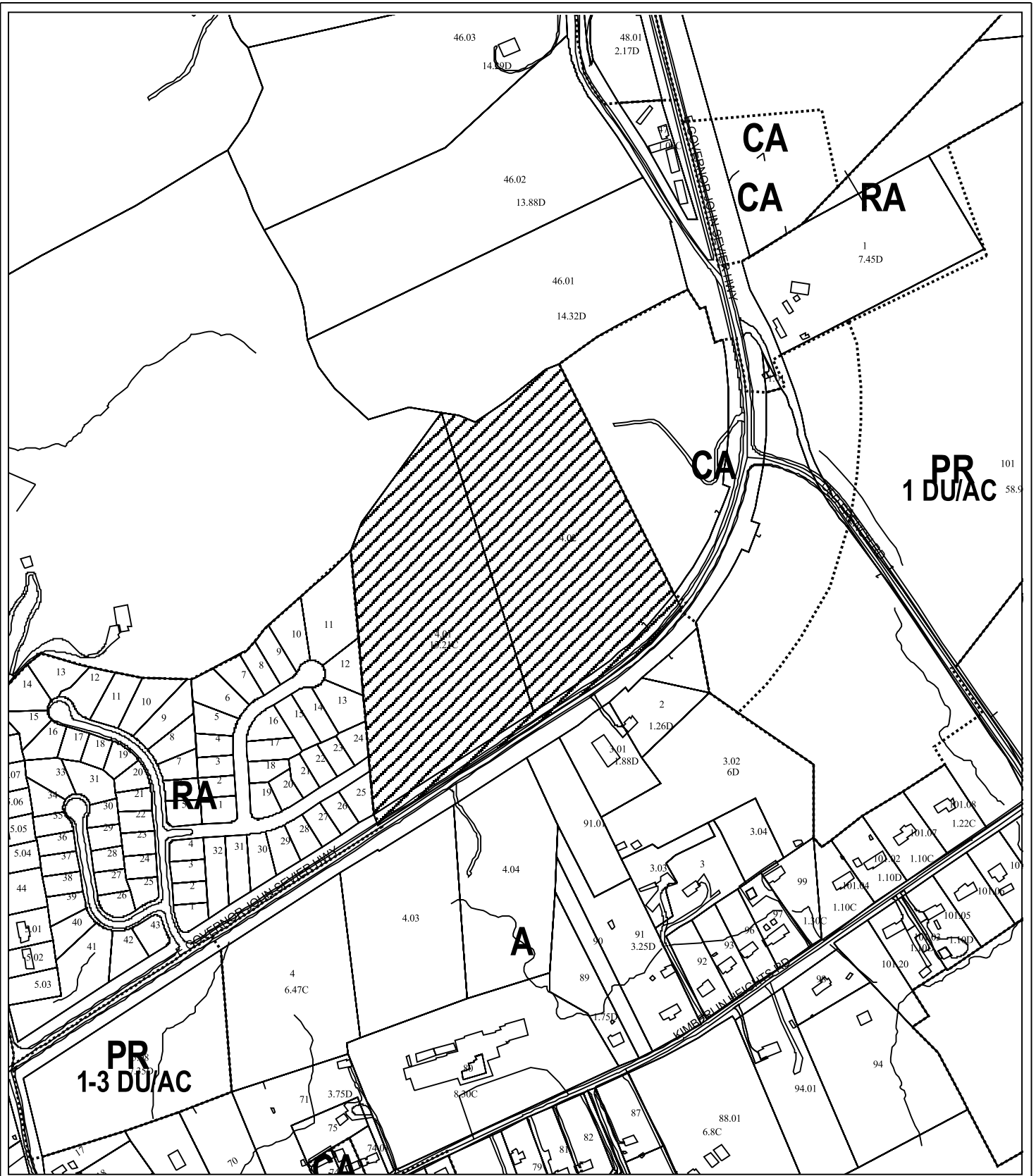
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 50 (public and private school children, ages 5-18 years)

Schools affected by this proposal: New Hopewell 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 10/27/2008. 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.




**8-D-08-RZ
REZONING**

Petitioner: Dick Bales

Map No: 125

Jurisdiction: County

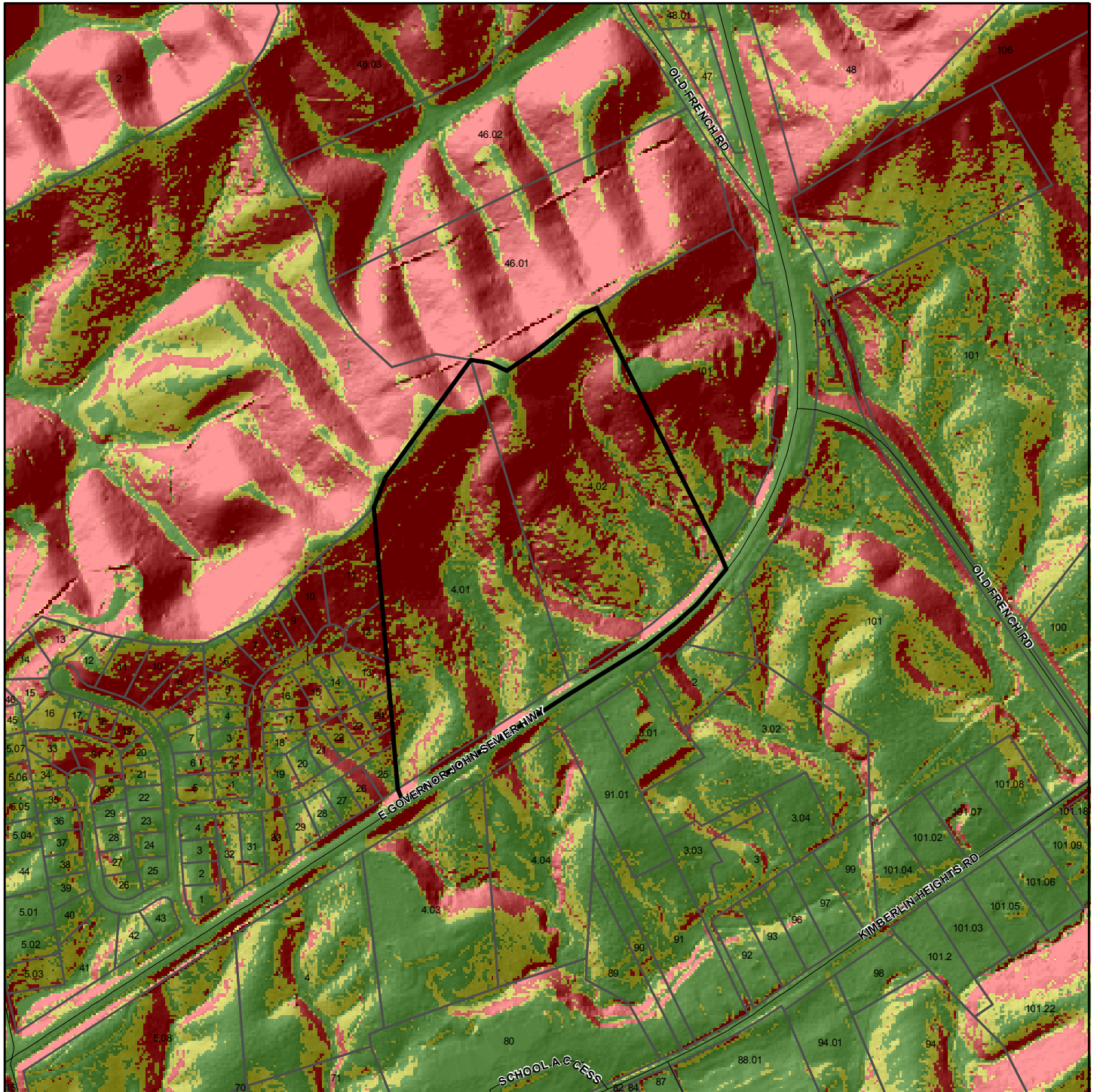
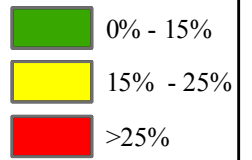
 From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 07/17/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



8-D-08-RZ Slope Analysis

Percent Slope



8-D-08-RZ REZONING



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

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0 500'



8-D-08-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	9188	5.2732	19.73%
15%-25%	2	13403	7.6923	28.78%
> 25%	3	23976	13.7603	51.49%
Total Acres			26.7258	100.00%