

▶ **FILE #:** 9-D-08-RZ

AGENDA ITEM #: 57

AGENDA DATE: 9/11/2008

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC.
 OWNER(S): STANFILL DEVELOPMENT GROUP LLC

TAX ID NUMBER: 121 I C 018

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side Westland Dr., southwest of Craig Rd.

▶ **APPX. SIZE OF TRACT:** 3.345 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Westland Dr., a major collector street with 21' of pavement width within 70' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** 12 residential units

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: No rezoning history noted. A concept plan for 7 lots under R-1 zoning was approved for this site in 2007 (3-SB-07-C).

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)
 South: Westland Dr. - Residences / R-1 (Low Density Residential)
 East: Residences / R-1 (Low Density Residential)
 West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under R-1 zoning.

STAFF RECOMMENDATION:

▶ **WITHDRAW, at the request of the applicant.**

On September 4, staff received the attached e-mail from the owner of the property, requesting withdrawal of the rezoning request.

ESTIMATED TRAFFIC IMPACT 147 (average daily vehicle trips)

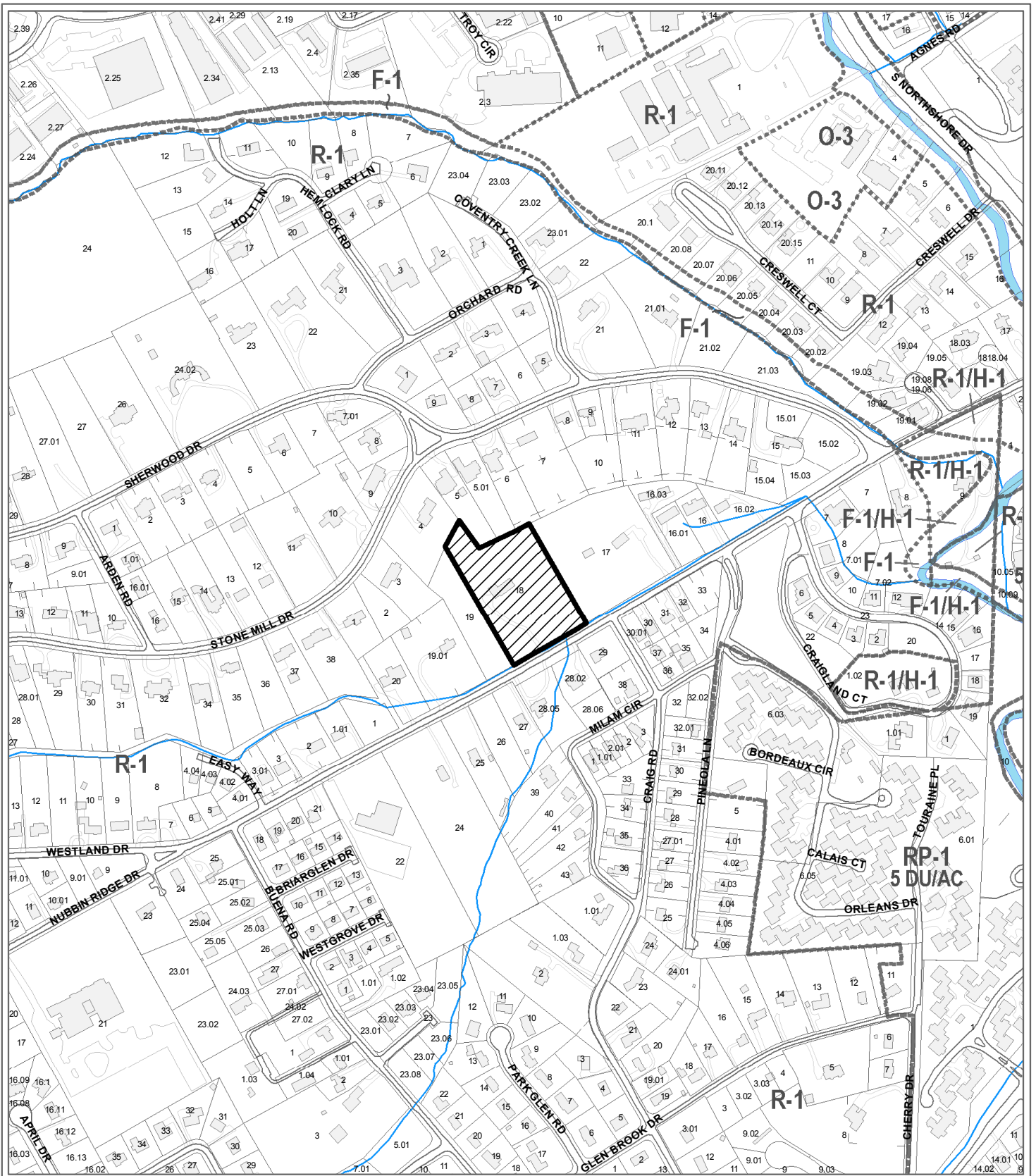
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West 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 Knoxville City Council for action on 10/7/2008 and 10/21/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



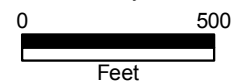
**9-D-08-RZ
REZONING**

From: R-1 (Low Density Residential)
To: RP-1 (Planned Residential)



Petitioner: Benchmark Associates, Inc.

Map No: 121
Jurisdiction: City



Original Print Date: 8/19/2008
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902