



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

**FILE #:** 4-E-09-RZ  
4-C-09-PA

**AGENDA ITEM #:** 44  
**AGENDA DATE:** 4/9/2009

**APPLICANT:** EASTERDAY ESTATES, LLC  
**OWNER(S):** EASTERDAY ESTATES LLC

**TAX ID NUMBER:** 80 N A 011  
**JURISDICTION:** Council District 3

**LOCATION:** West side Sisk Rd., south of Pleasant Ridge Rd.

**TRACT INFORMATION:** 9.34 acres.

**SECTOR PLAN:** Northwest City

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

**ACCESSIBILITY:** Access is via Sisk Rd., a minor collector street with 24' of pavement width within 70' of right of way.

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

**WATERSHED:** Third Creek

**PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RP-1 (Planned Residential) @ 1-5 du/ac

**PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RP-1 (Planned Residential) @ up to 14 du/ac

**EXISTING LAND USE:** Vacant land

**PROPOSED USE:** Attached condominiums

**DENSITY PROPOSED:** 14 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** Property was rezoned to RP-1 at current density in 2005.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Houses / LDR / R-1 (Low Density Residential)  
South: Houses / LDR / R-1 (Low Density Residential)  
East: Sisk Rd. - School / P / R-1 (Low Density Residential)  
West: Vacant land and residences / LDR / R-1 (Low Density Residential)

**NEIGHBORHOOD CONTEXT:** This area is developed primarily with low density residential uses under R-1 zoning. West Haven Elementary School is located across Sisk Rd. from the subject property.

**STAFF RECOMMENDATION:**

**DENY the request to amend the Knoxville One Year Plan to MDR (Medium Density Residential) for this area.**

The subject property is surrounded by low density residential uses and zoning on all sides. Establishment of medium density residential uses at this location would be out of character with surrounding land uses.

► **RECOMMEND that City Council APPROVE RP-1 zoning with an increased density of up to 5.99 du/ac, consistent with the recommended denial of the One Year plan amendment.**

RP-1 at the increased density of up to 5.99 du/ac is compatible with surrounding development and zoning and is consistent with the One Year and sector plan proposals for the property.

**COMMENTS:**

ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads and utilities are in place to serve this site.

However, they were installed based on a previously approved development plan for 46 attached condominiums

B. ERROR OR OMISSION IN CURRENT PLAN - The sector plan appropriately designates this site for low density residential uses.

C. CHANGES IN GOVERNMENT POLICY - No policy changes have occurred that warrant amendment of the One Year Plan to MDR for this site.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - No changes have occurred in this area since 2005 that warrant amendment of the One Year Plan to MDR for this site.

REZONING REQUIREMENTS:

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

1. Retaining the LDR designation at its maximum RP-1 density is compatible with the scale and intensity of the surrounding development and zoning pattern.

2. No density of greater than 6 du/ac is present in the immediate area of the site, so the MDR plan designation is not warranted.

3. The recommended increase in density to 5.99 du/ac is consistent with the LDR plan designation and gives the applicant reasonable use of the property. The recommended density is the upper limit that can be considered under the current LDR designation.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The RP-1 zone, as described in the zoning ordinance, is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program.

2. Based on the above general intent, this area is appropriate for RP-1 zoning at the recommended density.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site, although the systems were designed for the existing density, not necessarily for the requested density.

2. At the applicant's requested density of 14 du/ac, up to 130 dwelling units could be considered, which would generate 14 school aged children and add about 1,208 trips to the street system. At the staff's recommended density of 5.99 du/ac, up to 55 dwelling units could be considered, which would generate 6 school aged children and add about 557 trips to the street system.

3. At the staff's recommended density, this proposal should have no negative impact on adjacent properties.

4. In 2006, a use on review (8-G-06-UR) was approved for this property, allowing 46 attached residential condominiums. The requested density increase would likely lead to the submittal of a new development plan with more dwelling units for MPC's consideration.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan currently proposes low density residential uses for this site, consistent with the RP-1 zoning at the recommended density. If 6 or more du/ac are considered, it would not be consistent with the current sector plan.

2. Staff is recommending denial of the proposed One Year Plan amendment to MDR for this site. RP-1 zoning at the recommended density of 5.99 du/ac is consistent with the current plan designation and is the upper limit of allowable density under LDR.

3. A plan amendment to MDR would be necessary to consider a density of 6 du/ac or greater. If MDR was approved for this site, it could lead to future, similar requests in the area.

ESTIMATED TRAFFIC IMPACT 1208 (average daily vehicle trips)

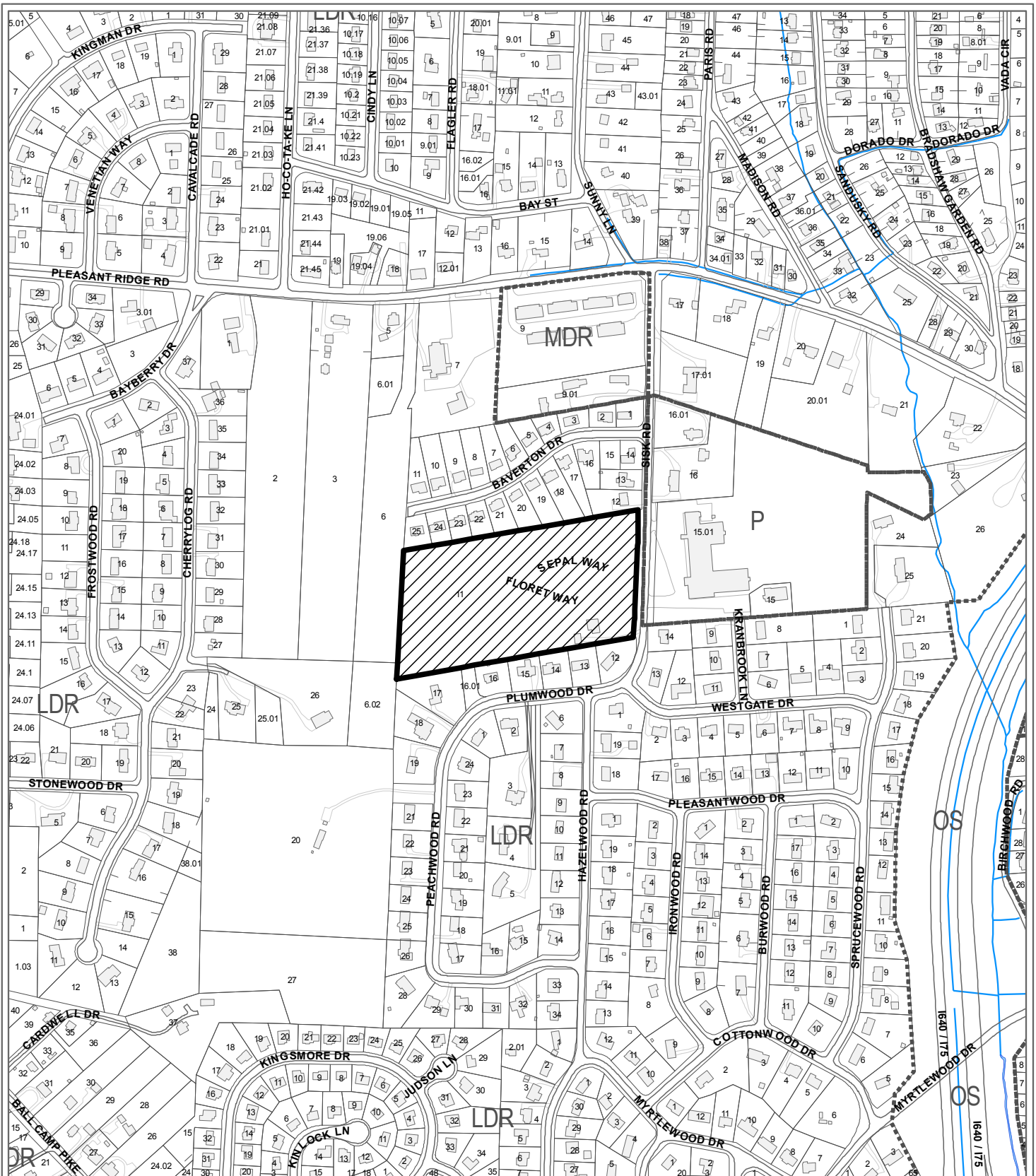
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 14 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Haven Elementary, Northwest 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 5/5/2009 and 5/19/2009. 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.



**4-C-09-PA / 4-E-09-RZ  
PLAN AMENDMENT**

Petitioner: Easterday Estates, LLC

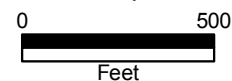
From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)



Map No: 80

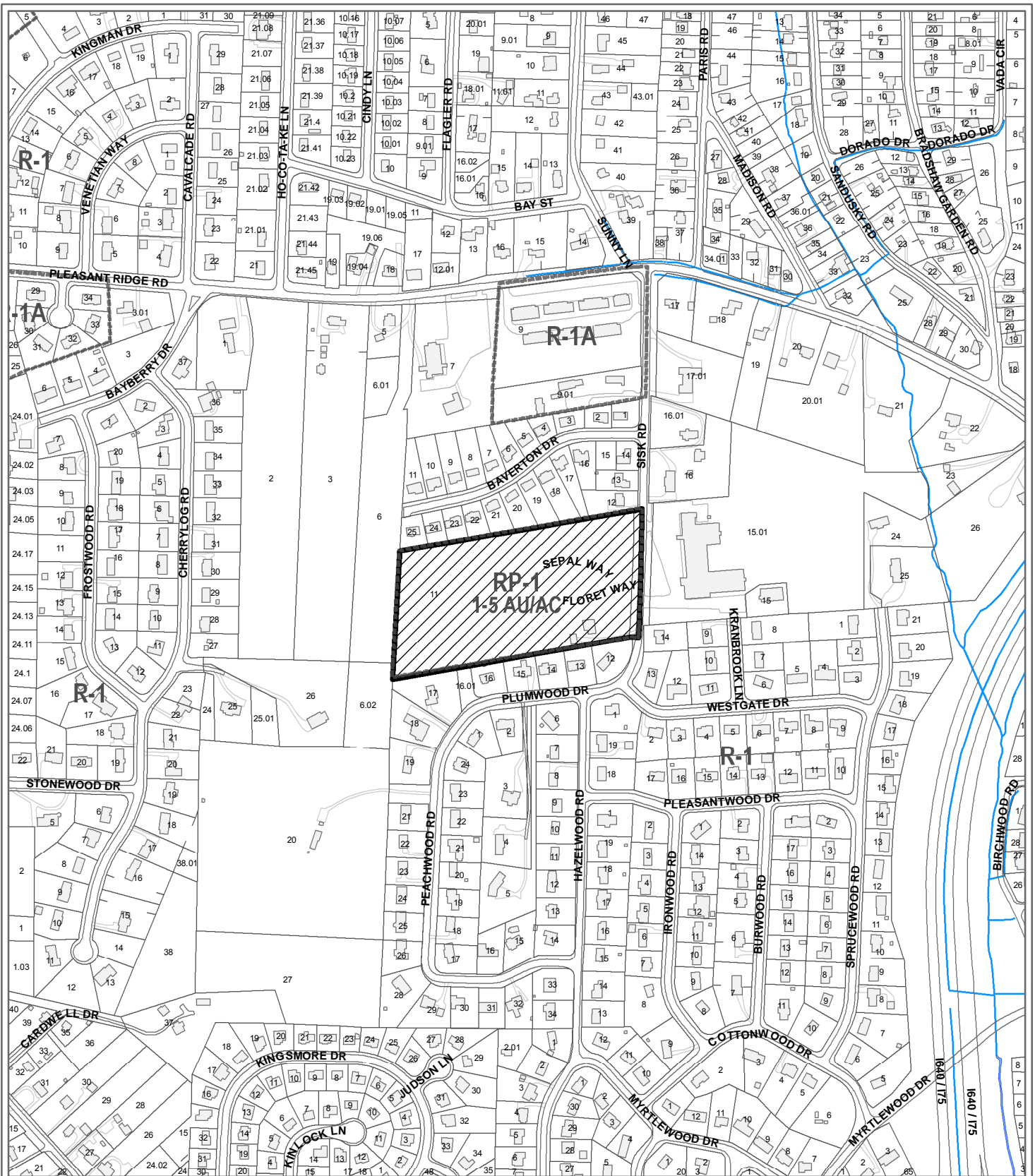
Jurisdiction: City



Original Print Date: 3/27/2009

Revised:

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



**4-E-09-RZ  
REZONING**

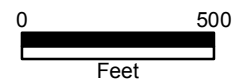
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