

▶ **FILE #:** 1-F-09-RZ

**AGENDA ITEM #:** 43

**AGENDA DATE:** 1/8/2009

▶ **APPLICANT:** WANIS RGHEBI

OWNER(S): SAME

TAX ID NUMBER: 66 099.04

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northeast side Cate Rd., southeast of Lexi Landing Dr.**

▶ **APPX. SIZE OF TRACT:** **6.58 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cate Rd., a two-lane, minor collector street with 18' to 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver 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: yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to PR for residential development in recent years.

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / LDR/PR Residential

South: Residence and vacant land/ LDR/A Agricultural

East: Residential subdivision / LDR/PR Residential

West: Cate Rd. and vacant land / LDR/PR Residential

NEIGHBORHOOD CONTEXT: This site is part of an emerging low density residential development area of northwest Knox County occurring under PR, RA and Agricultural zones

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3.5 du/ac. (Applicant requested 5 du/ac).**

**COMMENTS:**

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

1. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting. The PR zone is the most appropriate zone for

any type of large scale residential development in the County.

2. PR zoning will allow development to be clustered on the less constrained portions of the site, but this may lead to the appearance of a density greater than 3 du/ac.

3. The surrounding area is developed with residential uses of various densities. This proposal, at the requested or the recommended density, is compatible with the scale and intensity of surrounding development and zoning pattern.

#### CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. PR zoning 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, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that, if development is clustered in areas away from severe slopes, PR is the most appropriate zone for this proposed development.

#### THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. At the applicant's proposed density of 5 du/ac, up to 33 dwelling units could be proposed for the site. If developed with residential units, this would add approximately 363 trips to the street system and about 17 children to the school system. At the staff's recommended density of 3 du/ac, up to 20 dwelling units could be proposed, adding 1,78 trips and 9 school aged children.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposed low density residential uses and slope protection for the site, consistent with the requested zoning and density. The recommended lesser density accounts for the slope protection recommended for the site.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of this request may lead to future rezoning requests for low density residential development in the immediate area, especially on A zoned properties. These potential requests would consistent with the sector plan, which proposes low to medium density residential uses in most of the surrounding area.

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 363 (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: 17 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 2/23/2009. 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.



**1-F-09-RZ  
REZONING**



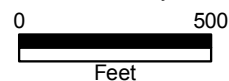
From: A (Agricultural)

To: PR (Planned Residential)

Petitioner: Wanis Rghebi

Map No: 66

Jurisdiction: County



Original Print Date: 12/23/2008      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902