

▶ **FILE #:** 11-B-08-RZ **AGENDA ITEM #:** 35  
 POSTPONEMENT(S): 11/13/2008,12/11/08 **AGENDA DATE:** 1/8/2009

▶ **APPLICANT:** JOHN KING  
 OWNER(S): ROB GARY & JANICE HINES, BUDDY BRANAM, SPARKS

TAX ID NUMBER: 122 E A 003,003.01, 009, 009.01,025,025.01,026,026.01,027, &046  
 JURISDICTION: County Commission District 9

▶ **LOCATION:** Southwest side Edington Rd., northeast side Wells Rd., northwest side Willoughby Rd.

▶ **APPX. SIZE OF TRACT:** 21.8 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Edington Rd., a two-lane, minor collector street with 20' of pavement within a 50' right-of-way and Willoughby, Greeley Ford and Wells Rds., all two-lane, local streets with 40' rights-of-way .

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Goose Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this property, but adjacent property to the north was rezoned to PR in 2006. (5-H-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Apartments and single family housing /PR and RA Residential

South: Residences and school / C-3 Commercial

East: Residences and Edington Rd. / RA Residential

West: Residences / RA Residential

NEIGHBORHOOD CONTEXT: These properties are part of an older residential neighborhood that has seen recent, more intensive residential and commercial development under RA, PR, RP-1, CA, CB, and C-3 zones.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at density up to 3 du/ac. (Applicant is in agreement with this recommendation.)**

1. No clearing/grading of the site shall occur prior to use on review/concept plan approval by MPC.
2. Areas of the site with slopes of greater than 25% (as shown on attached slope analysis map) that are required to be disturbed during the construction process, shall be protected from erosion and loss of natural ground cover.

The applicant submitted the attached revised site plan in support of development of the site in a manner generally consistent with the MPC adopted plan policies for development densities on steep sloped property at the maximum density of up to 3 du/ac. A strict application of the formula would allow a maximum of 57 units. The PR zone will require use on review consideration prior to construction on the site where additional refinement of the site plan can occur with public involvement.

**COMMENTS:**

**REZONING REQUIREMENTS:**

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

1. The subject property is surrounded by RA zoning, which allows residential development with 10,000 sq. ft. minimum lot sizes. The PR zone at the recommended density allows more flexible development of the site at a density consistent with the surrounding area, the topographic constraints, and the sector plan.
2. The PR zone requires use on review approval of a development plan by MPC prior to issuance of permits for site preparation and construction. Since this proposal is for student housing, a PR development plan review will provide the opportunity for staff and public comment on the plan and address slope and grading issues, as well as the following:
  - A. Maximum density in relation to both units per acre and number of bedrooms.
  - B. Limited development on slopes of 25% or greater.
3. The PR zone is the most appropriate zone for any type of large scale residential development in the County.
4. The site has some steep slope characteristics that will limit development. 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.
5. The site is within the urban area of Knoxville, conveniently located to the UT Knoxville campus and has transit service available.

**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 and recreational amenities 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 such as the attached preliminary site plan submitted by the applicant. Staff maintains that the preliminary site plan supports the recommended density up to 3 du/ac. This is an appropriate site for PR zoning and development.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water and sewer are available to serve the site.
2. The applicant has submitted a revised site plan showing 65 dwelling units proposed for the site.
3. This slope constrained site is in the midst of residential and undeveloped land where a low density residential land use proposal at up to 3 dwellings per acre will appear in character with most of the established or proposed residential development pattern.
4. PR zoning at up to 3 du/ac will allow the applicant the opportunity to submit a plan for up to 65 dwelling units, which could be clustered on the more level portions of the site.
5. The development of the property will impact the area's road network to the extent that the applicant may have to participate in making improvements to existing roads. The use-on-review process will help clarify such improvements.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The requested rezoning is consistent with the sector plan LDR (Low Density Residential) designation for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT 648 (average daily vehicle trips)**

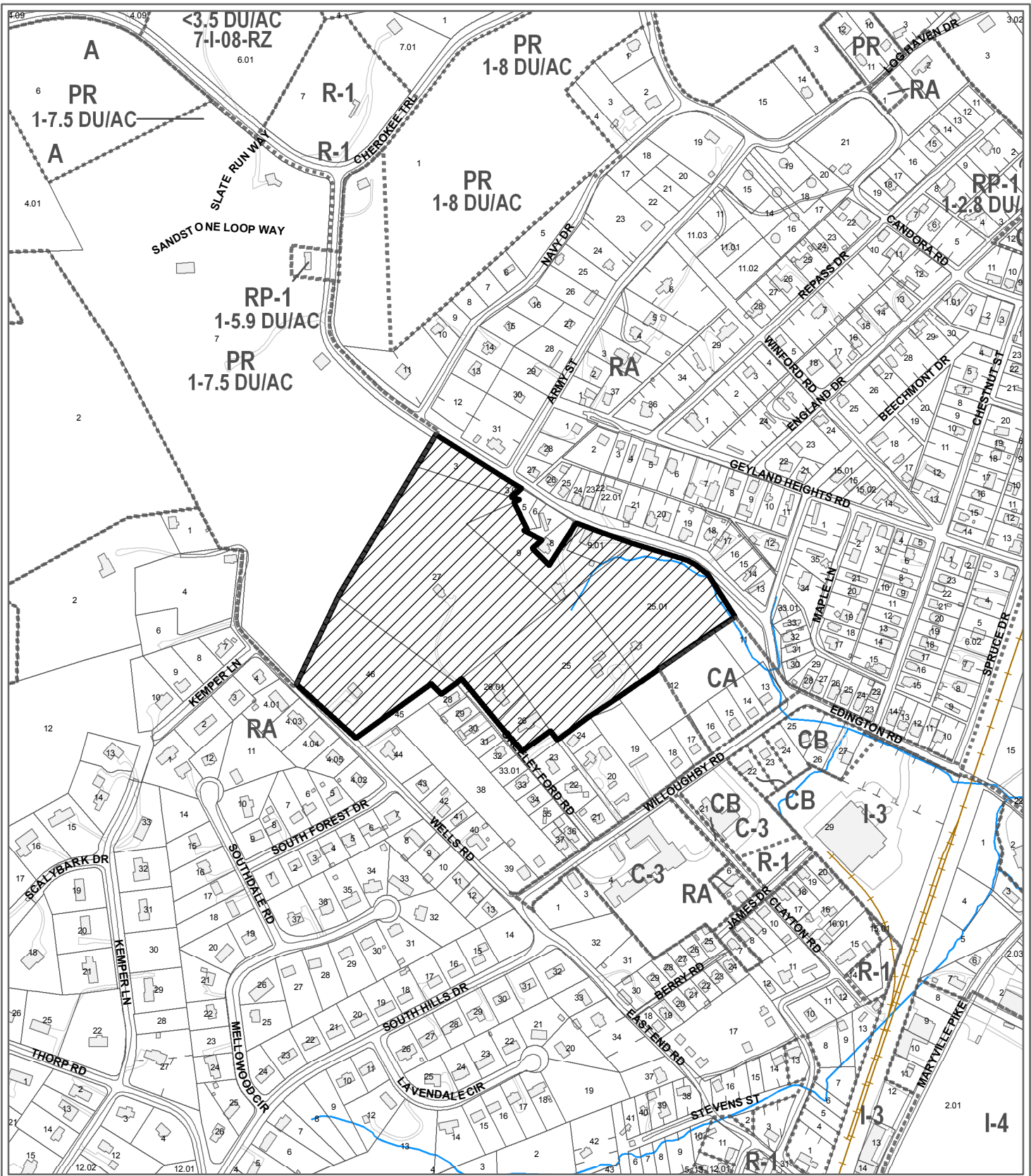
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 9 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive 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 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.



**11-B-08-RZ  
REZONING**

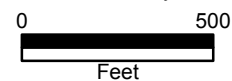
From: RA (Low Density Residential)  
To: PR (Planned Residential)



Petitioner: King, John

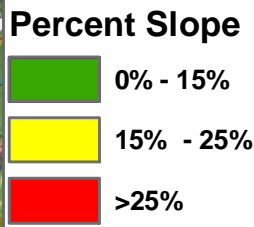
Map No: 122

Jurisdiction: County



Original Print Date: 12/31/2008      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**11-B-08-RZ  
REZONING - SLOPE ANALYSIS**

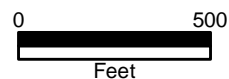
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### 11-B-08-RZ Slope Analysis

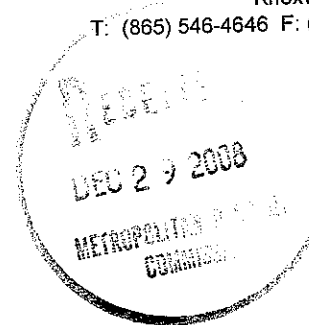
Slope	GridCode	COUNT	Sum_Acres	Percentage
0-15%	1	13268	7.6148	33.83%
15-25%	2	9123	5.2359	23.26%
>25%	3	16825	9.6562	42.90%
Total Acres			22.5069	100.00%



LEWIS KING

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December 23, 2008



Mr. Mark Donaldson, Executive Director  
Metropolitan Planning Commission  
City-County Building  
400 Main Street, #403  
Knoxville, Tennessee 37902

**Re: Rezoning-Edington Road  
MPC File # 11-B-08-RZ**

Dear Mr. Donaldson:

I am the applicant on the above rezoning matter. The current application includes numerous parcels, all of which are on Tax Map 122 E A, and the aggregate acreage of which is approximately 24 acres. I would like to eliminate the following three parcels from consideration in this rezoning matter: Parcel 19, Parcel, 20, and Parcel 24, all of which are found on Tax Map 122 E A. We believe that these three parcels consist of approximately 2.0 acres, so the elimination of these parcels changes the aggregate acreage to approximately 22 acres.

If you have any questions or you need anything further from me on this matter, please contact me. Your consideration and assistance in this regard is appreciated.

Very truly yours,

LEWIS, KING, KRIEG & WALDROP, P.C.

  
John K. King

JKK/maa

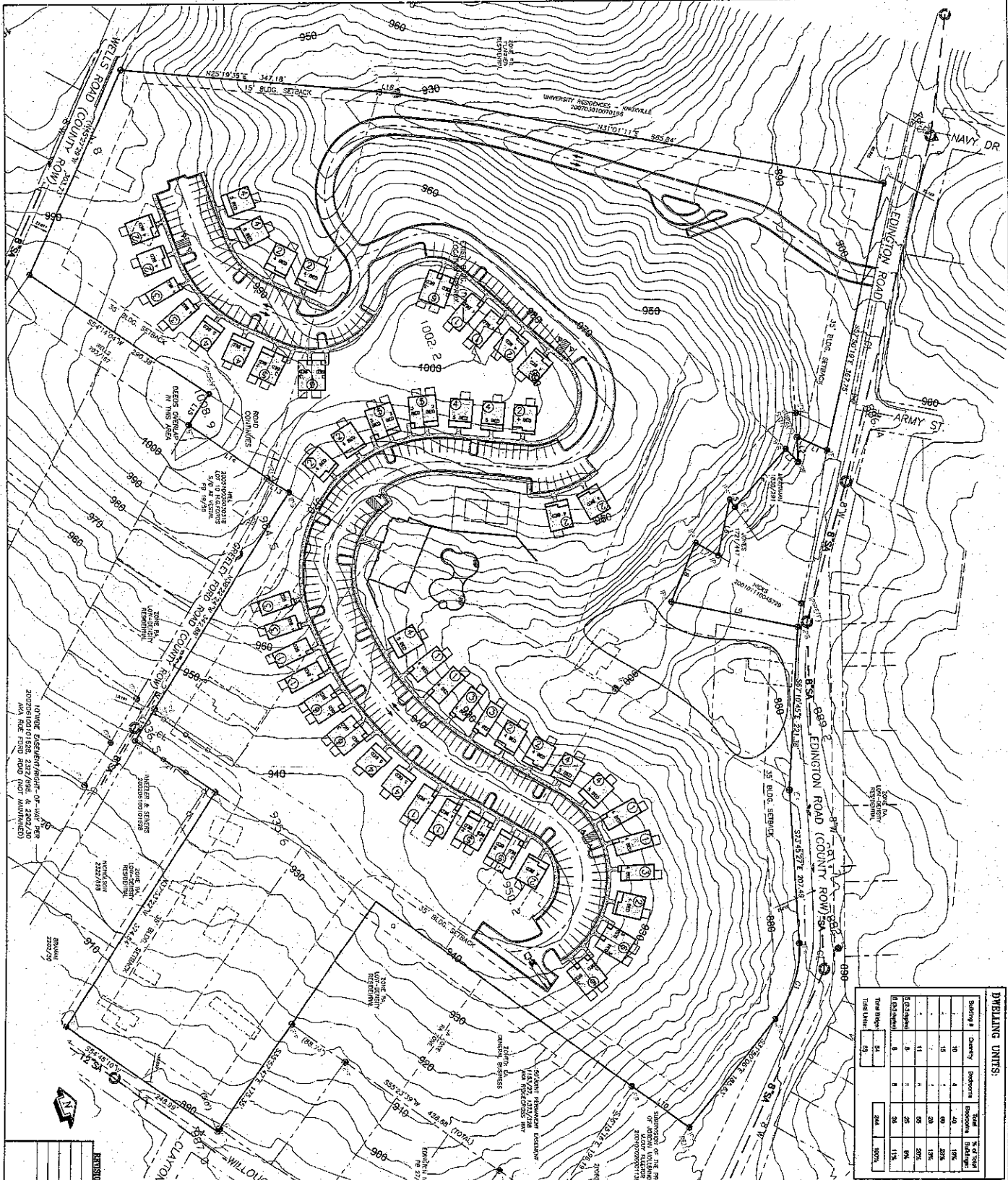
cc: Wes Rogers  
Jon Williams

**MPC January 8, 2009**

www.lewisking.com

**Agenda Item # 35**  
|Knoxville |Nashville |Sevierville





Building #	County	Bedrooms	Bathrooms	Total	% of Total
1	10	4	4	8	10%
2	15	6	6	12	15%
3	20	8	8	16	20%
4	25	10	10	20	25%
5	30	12	12	24	30%
6	35	14	14	28	35%
7	40	16	16	32	40%
8	45	18	18	36	45%
9	50	20	20	40	50%
10	55	22	22	44	55%
11	60	24	24	48	60%
12	65	26	26	52	65%
13	70	28	28	56	70%
14	75	30	30	60	75%
15	80	32	32	64	80%
16	85	34	34	68	85%
17	90	36	36	72	90%
18	95	38	38	76	95%
19	100	40	40	80	100%
20	105	42	42	84	105%
21	110	44	44	88	110%
22	115	46	46	92	115%
23	120	48	48	96	120%
24	125	50	50	100	125%
25	130	52	52	104	130%
26	135	54	54	108	135%
27	140	56	56	112	140%
28	145	58	58	116	145%
29	150	60	60	120	150%
30	155	62	62	124	155%
31	160	64	64	128	160%
32	165	66	66	132	165%
33	170	68	68	136	170%
34	175	70	70	140	175%
35	180	72	72	144	180%
36	185	74	74	148	185%
37	190	76	76	152	190%
38	195	78	78	156	195%
39	200	80	80	160	200%
40	205	82	82	164	205%
41	210	84	84	168	210%
42	215	86	86	172	215%
43	220	88	88	176	220%
44	225	90	90	180	225%
45	230	92	92	184	230%
46	235	94	94	188	235%
47	240	96	96	192	240%
48	245	98	98	196	245%
49	250	100	100	200	250%
50	255	102	102	204	255%
51	260	104	104	208	260%
52	265	106	106	212	265%
53	270	108	108	216	270%
54	275	110	110	220	275%
55	280	112	112	224	280%
56	285	114	114	228	285%
57	290	116	116	232	290%
58	295	118	118	236	295%
59	300	120	120	240	300%
60	305	122	122	244	305%
61	310	124	124	248	310%
62	315	126	126	252	315%
63	320	128	128	256	320%
64	325	130	130	260	325%
65	330	132	132	264	330%
66	335	134	134	268	335%
67	340	136	136	272	340%
68	345	138	138	276	345%
69	350	140	140	280	350%
70	355	142	142	284	355%
71	360	144	144	288	360%
72	365	146	146	292	365%
73	370	148	148	296	370%
74	375	150	150	300	375%
75	380	152	152	304	380%
76	385	154	154	308	385%
77	390	156	156	312	390%
78	395	158	158	316	395%
79	400	160	160	320	400%
80	405	162	162	324	405%
81	410	164	164	328	410%
82	415	166	166	332	415%
83	420	168	168	336	420%
84	425	170	170	340	425%
85	430	172	172	344	430%
86	435	174	174	348	435%
87	440	176	176	352	440%
88	445	178	178	356	445%
89	450	180	180	360	450%
90	455	182	182	364	455%
91	460	184	184	368	460%
92	465	186	186	372	465%
93	470	188	188	376	470%
94	475	190	190	380	475%
95	480	192	192	384	480%
96	485	194	194	388	485%
97	490	196	196	392	490%
98	495	198	198	396	495%
99	500	200	200	400	500%
100	505	202	202	404	505%
101	510	204	204	408	510%
102	515	206	206	412	515%
103	520	208	208	416	520%
104	525	210	210	420	525%
105	530	212	212	424	530%
106	535	214	214	428	535%
107	540	216	216	432	540%
108	545	218	218	436	545%
109	550	220	220	440	550%
110	555	222	222	444	555%
111	560	224	224	448	560%
112	565	226	226	452	565%
113	570	228	228	456	570%
114	575	230	230	460	575%
115	580	232	232	464	580%
116	585	234	234	468	585%
117	590	236	236	472	590%
118	595	238	238	476	595%
119	600	240	240	480	600%
120	605	242	242	484	605%
121	610	244	244	488	610%
122	615	246	246	492	615%
123	620	248	248	496	620%
124	625	250	250	500	625%
125	630	252	252	504	630%
126	635	254	254	508	635%
127	640	256	256	512	640%
128	645	258	258	516	645%
129	650	260	260	520	650%
130	655	262	262	524	655%
131	660	264	264	528	660%
132	665	266	266	532	665%
133	670	268	268	536	670%
134	675	270	270	540	675%
135	680	272	272	544	680%
136	685	274	274	548	685%
137	690	276	276	552	690%
138	695	278	278	556	695%
139	700	280	280	560	700%
140	705	282	282	564	705%
141	710	284	284	568	710%
142	715	286	286	572	715%
143	720	288	288	576	720%
144	725	290	290	580	725%
145	730	292	292	584	730%
146	735	294	294	588	735%
147	740	296	296	592	740%
148	745	298	298	596	745%
149	750	300	300	600	750%
150	755	302	302	604	755%
151	760	304	304	608	760%
152	765	306	306	612	765%
153	770	308	308	616	770%
154	775	310	310	620	775%
155	780	312	312	624	780%
156	785	314	314	628	785%
157	790	316	316	632	790%
158	795	318	318	636	795%
159	800	320	320	640	800%
160	805	322	322	644	805%
161	810	324	324	648	810%
162	815	326	326	652	815%
163	820	328	328	656	820%
164	825	330	330	660	825%
165	830	332	332	664	830%
166	835	334	334	668	835%
167	840	336	336	672	840%
168	845	338	338	676	845%
169	850	340	340	680	850%
170	855	342	342	684	855%
171	860	344	344	688	860%
172	865	346	346	692	865%
173	870	348	348	696	870%
174	875	350	350	700	875%
175	880	352	352	704	880%
176	885	354	354	708	885%
177	890	356	356	712	890%
178	895	358	358	716	895%
179	900	360	360	720	900%
180	905	362	362	724	905%
181	910	364	364	728	910%
182	915	366	366	732	915%
183	920	368	368	736	920%
184	925	370	370	740	925%
185	930	372	372	744	930%
186	935	374	374	748	935%
187	940	376	376	752	940%
188	945	378	378	756	945%
189	950	380	380	760	950%
190	955	382	382	764	955%
191	960	384	384	768	960%
192	965	386	386	772	965%
193	970	388	388	776	970%
194	975	390	390	780	975%
195	980	392	392	784	980%
196	985	394	394	788	985%
197	990	396	396	792	990%
198	995	398	398	796	995%
199	1000	400	400	800	1000%

**GENERAL NOTES:**

1. LOT AREAS ARE APPROXIMATE FEET FINAL PLAT OR EXACT AREAS.
2. LOT DIMENSIONS ARE APPROXIMATE FEET FINAL PLAT OR EXACT DIMENSIONS.
3. BUILDING SETBACKS: 35' PERIPHERY SETBACK.
4. SITE COVERAGE: BUILDINGS XXXXX SF = XXXX OF SITE TOTAL. XXXXX SF = XXXX OF SITE TOTAL.
5. PARKING REQUIRED: 245 SPACES PER UNIT - (SEE PAVING PROVISIONS).

**REVISIONS:**

NO.	DATE	DESCRIPTION
</		