

▶ **FILE #:** 4-G-10-RZ

**AGENDA ITEM #** 38

**AGENDA DATE:** 4/8/2010

▶ **APPLICANT:** BENCHMARK ASSOCIATES  
 OWNER(S): HARRIGAN CONSTRUCTION CO.

TAX ID NUMBER: 133 K A 004.01

JURISDICTION: County Commission District 4

▶ **LOCATION:** Northeast side Wallace Rd., northwest of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 3.05 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Wallace Rd., a minor collector street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Single residence

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from the southwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Stream, house / RA (Low Density Residential)

South: House / RA (Low Density Residential)

East: Houses - Subdivision / RA (Low Density Residential)

West: Wallace Rd. - Houses - Subdivision / PR (Planned Residential) at 15 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with rural and low density residential uses under A, RA and PR zoning. There is an assisted living facility located to the southwest, zoned RP-1.

**STAFF RECOMMENDATION:**

- ▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2 du/ac, subject to 1 condition. (Applicant requested 5 du/ac.)**  
**1. No additional clearing or grading of the site prior to use on review plan approval by MPC.**

The recommended PR zoning and density recommendation with a condition is compatible with surrounding development and zoning, is consistent with the LDR plan designation, and will allow up to 6 dwelling units to be proposed for the site. The recommended lower density and zoning condition takes into account the topographic constraints of the site, while allowing reasonable use of the property. PR zoning is a preferable zone to RA for development of this site, because it allows clustering of units in the less-constrained portions of the site and requires use on review plan approval by MPC prior to construction.

**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.
2. The surrounding area is developed with low density residential uses. PR zoning, at the recommended density, is more compatible with the scale and intensity of the surrounding residential development and zoning pattern than the requested density of 5 du/ac.
3. Based on the attached slope analysis for the site, almost 23% of the site has slopes of greater than 25%, which should be protected. Additionally, the north side of the site has a blue-line stream which will likely be required to be buffered. Using the slope analysis, staff applied development policy 7.6 of the Knoxville-Knox County General Plan 2032, which addresses housing densities on sloped areas and along streams and rivers in making the recommendation for reduced density. If the recommended density is approved, staff would expect that the 6 proposed units would be proposed within the southern portion of the site, which is less topographically constrained. The stream along the north property line will likely require a 50 foot, no-build setback. The PR zone also requires a 35 foot periphery building setback along all property lines.

**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 PR is the most appropriate zone for this development.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. At the recommended density of up to 2 du/ac on the 3.05 acres reported, up to 6 dwelling units could be proposed for the site. Developed with detached residential units, this would add approximately 78 trips to the street system and about 2 children to the school system. At the requested density of up to 5 du/ac, up to 15 dwelling units could be proposed for the site. Developed with detached residential units, this would add approximately 181 trips to the street system and about 6 children to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. The approval of these requests will allow the applicant to submit a development plan for MPC's consideration as a use on review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The West City Sector Plan proposes low density residential uses for this property, consistent with PR zoning at either 2 or 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for low density residential plan designations and PR zoning to the north along Wallace Rd., on properties currently zoned A or RA.

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 181 (average daily vehicle trips)**

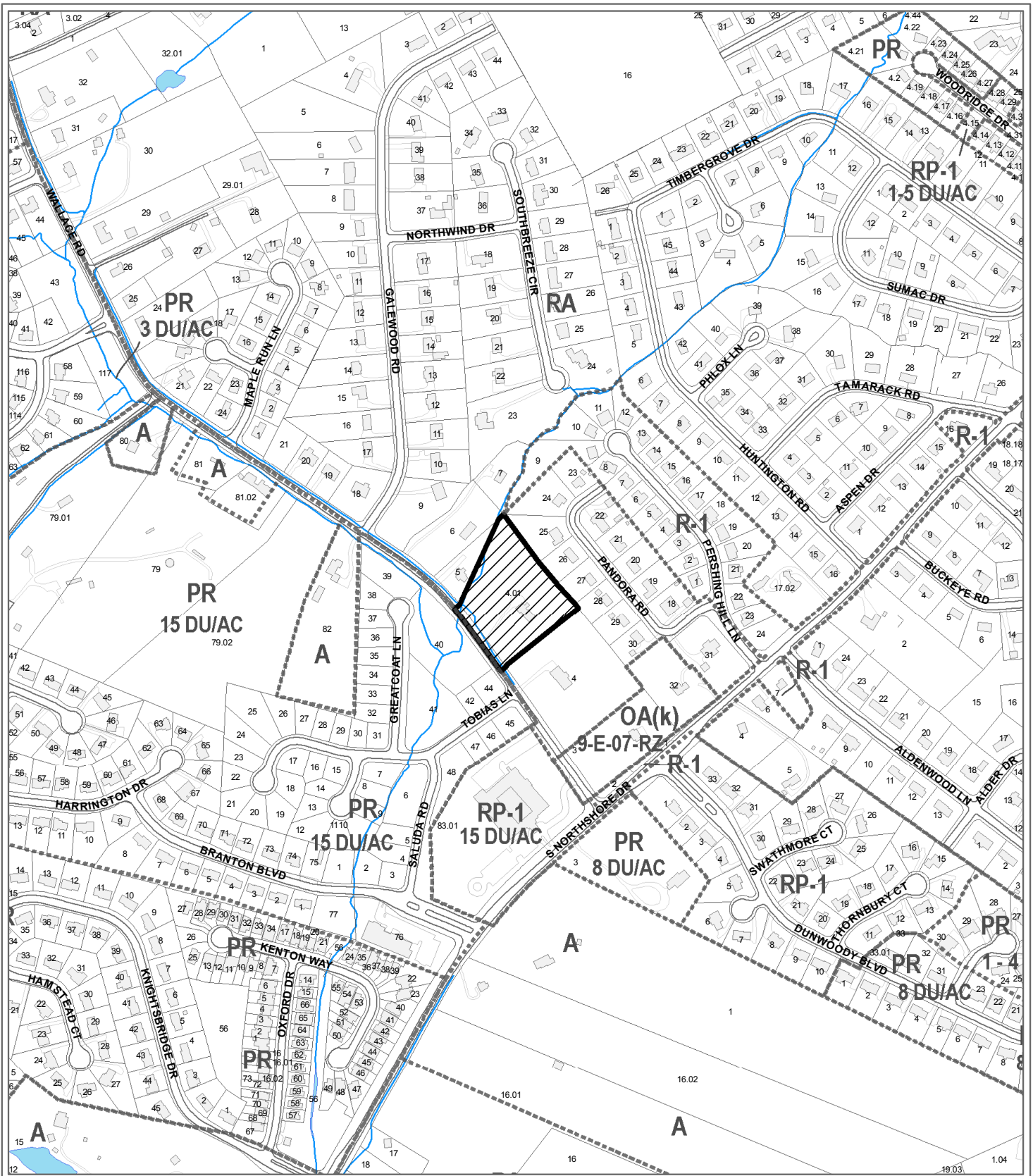
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West High.

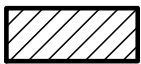
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 Knox County Commission for action on 5/24/2010. 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.



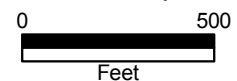
**4-G-10-RZ  
REZONING**

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



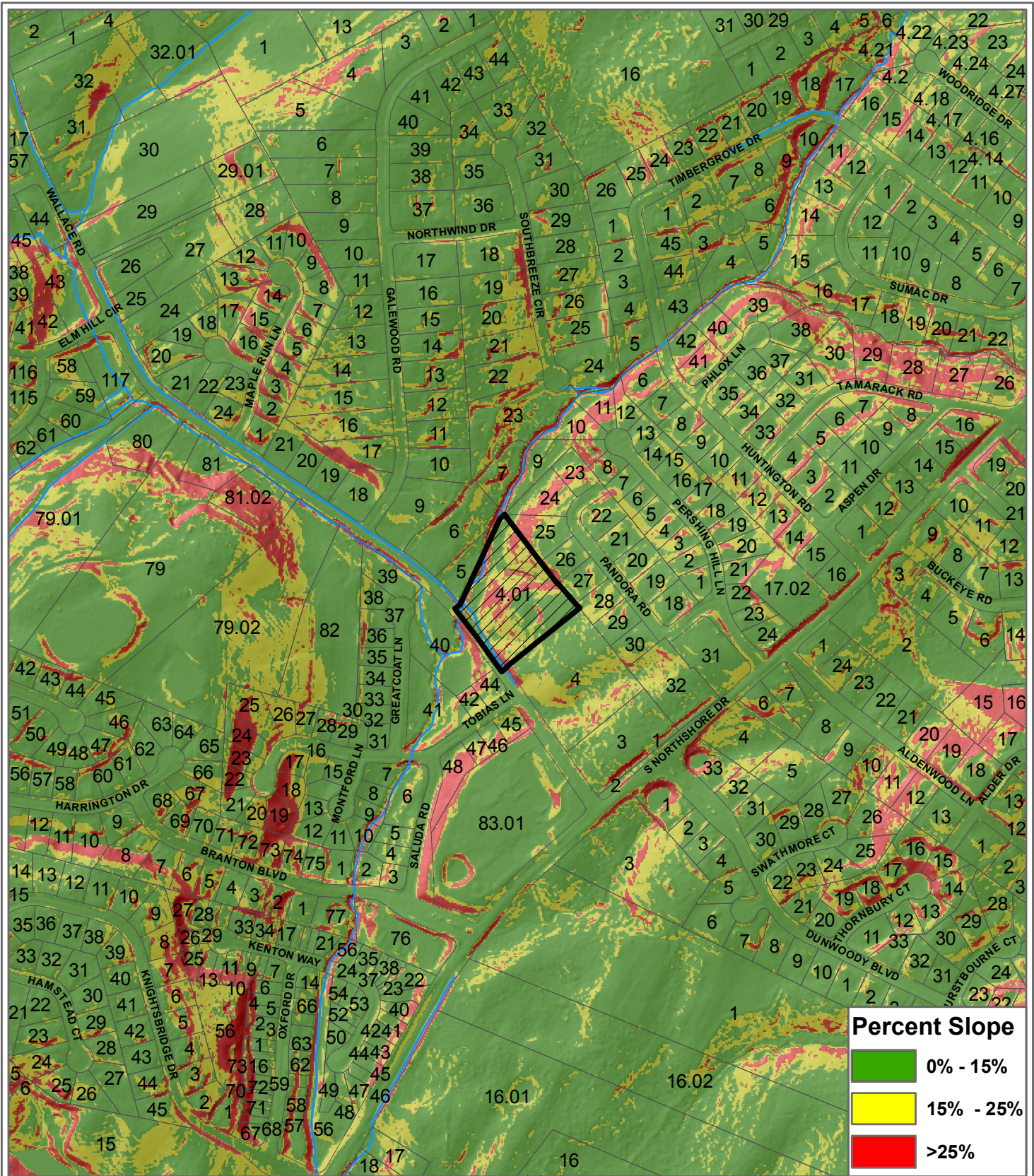
Petitioner: Benchmark Associates

Map No: 133  
Jurisdiction: County



Original Print Date: 3/24/2010      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**4-G-10-RZ  
REZONING - SLOPE ANALYSIS**

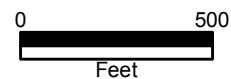
From: RA (Low Density Residential)  
To: PR (Planned Residential)



Original Print Date: 3/25/2010      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Benchmark Associates

Map No: 133  
Jurisdiction: County



4-G-10-RZ Slope Analysis

Slope	GridCode	COUNT	Sum_Acres	Percentage
0-15%	1	2032	1.1662	39.02%
15-25%	2	1985	1.1392	38.11%
>25%	3	1191	0.6835	22.87%
Total Acres			2.9890	100.00%