

▶ **FILE #:** 11-C-10-RZ

AGENDA ITEM # 26

AGENDA DATE: 11/10/2010

▶ **APPLICANT:** **WORLEY BUILDERS**
OWNER(S): MCKINYEN J BLAINE & EDITH L

TAX ID NUMBER: 106 G C 004

JURISDICTION: City Council District 3

▶ **LOCATION:** **West side Francis Rd., north of West Park Dr.**

▶ **APPX. SIZE OF TRACT:** **6.6 acres**

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Francis Rd., a minor arterial street with 20' of pavement width within 65' of right-of-way.

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

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** **A-1 (General Agricultural)**

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

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

▶ **PROPOSED USE:** **Residential subdivision**

DENSITY PROPOSED: **4 du/ac**

EXTENSION OF ZONE: Yes, extension of RP-1 from the east and west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / R-1 (Low Density Residential)

South: Apartments / R-2 (General Residential)

East: Francis Rd. - Condominiums / RP-1 (Planned Residential)

West: Condominiums / RP-1 (Planned Residential) @ 7 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with residential uses at various densities, under R-1, R-1A, RP-1, R-2 and A-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4 du/ac.**

RP-1 zoning at up to 4 du/ac is compatible with the surrounding development and zoning pattern. RP-1 zoning also requires development plan approval by MPC at a public meeting. The proposal is consistent with both the One Year Plan and sector plan.

COMMENTS:

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

1. RP-1 at the recommended density of up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.

2. The requested RP-1 zoning and density are similar or less in intensity to the surrounding development and zoning pattern.
3. RP-1 zoning allows the flexibility to orient the development in such a way as to maximize the use of the parcel while providing open space and staying compatible with surrounding development and zoning. Under RP-1 zoning, the developer will have the opportunity to locate structures so as to stay away from the environmentally sensitive and more sloped portions of the site. There is a blue line stream that crosses the middle of the property.
4. RP-1 zoning requires approval of a development plan by MPC prior to any construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, open space, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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, open space for recreation, and provision for commercial, religious, education and cultural facilities which are integrated with the total project by unified architectural and open space treatment. New RP-1 zoning may be created to be developed specifically as a planned unit development.
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.
2. At the requested density of 4 up to du/ac, up to 26 dwelling units could be considered. If developed with detached residences, it would generate about 14 school aged children and add about 300 trips to the street system.
3. The impact on adjacent properties will be minimized through the required site plan review process, where MPC will have to review and consider approval of a development plan for the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the City of Knoxville One Year Plan both propose low density residential uses for this site, consistent with the proposal.
2. Approval of this request could lead to future requests for RP-1 zoning on other larger, A-1 zoned parcels in the area. As long as the proposed density is under 6 du/ac, the request would be consistent with the sector plan and One Year Plan proposals for low density residential uses, provided there are no constraining factors such as degree of slope or other environmental factors.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/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 the City of Knoxville Department of Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT 300 (average daily vehicle trips)

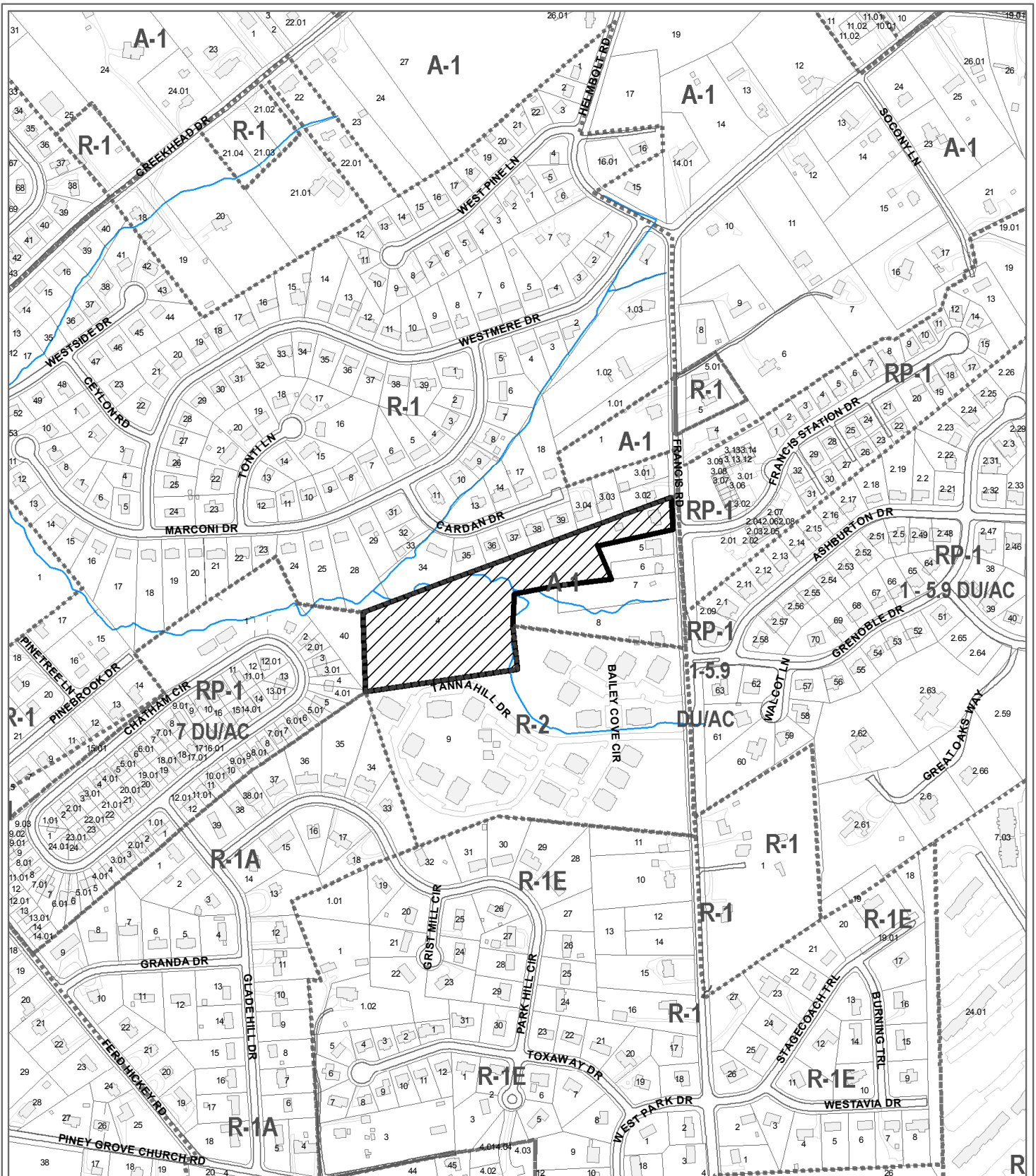
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 Hills Elementary, Bearden Middle, and Bearden 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 12/14/2010 and 12/28/2010. 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.



**11-C-10-RZ
REZONING**

From: A-1 (General Agricultural)
To: RP-1 (Planned Residential)



Original Print Date: 10/26/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Worley Builders

Map No: 106
Jurisdiction: City

