

▶ **FILE #:** 1-B-11-RZ **AGENDA ITEM #** 22
 POSTPONEMENT(S): 1/13/11 **AGENDA DATE:** 2/10/2011
 ▶ **APPLICANT:** RUFUS H. SMITH & CO.
 OWNER(S): Southland Engineering Consultants, LLC

TAX ID NUMBER: 66 06202
 JURISDICTION: County Commission District 6
 ▶ **LOCATION:** North side Old Blacks Ferry Ln., east of Blacks Ferry Rd.
 ▶ **APPX. SIZE OF TRACT:** 6.51 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Old Blacks Ferry Ln., a local street with 10-12' of pavement width within 35' of right-of-way.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** RA (Low Density Residential) & A (Agricultural)
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Residence
 ▶ **PROPOSED USE:** Condominiums
DENSITY PROPOSED: 5 du/ac
 EXTENSION OF ZONE: Yes, extension of PR zoning from the northeast
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Vacant land and dwelling / A (Agricultural)
 South: Old Blacks Ferry Ln. - Trinity Baptist Church / A (Agricultural)
 East: Dwellings / A (Agricultural) and PR (Planned Residential)
 West: Vacant land and dwellings / A (Agricultural)
 NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential development in A, RA and PR zoning. There is also a church to the south of the site, zoned A.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac. (Applicant requested 5 du/ac.)**

The recommended PR zoning with a reduced density recommendation is more compatible with surrounding development and zoning, is consistent with the LDR plan designation, and will allow up to 19 dwelling units to be proposed for the site. The recommended lower density is more compatible with the surrounding residential densities, and allows 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 development plan approval by MPC prior to construction. The RA zone, which is in place on the majority of the site, allows about 3 du/ac when built-out. Agricultural zoning, in place on the rest of the site, allows 1 dwelling per acre. So the recommended PR density will allow about the same number of units, but

will allow greater development flexibility in regards to lot sizes and type of residential uses.

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 agricultural, rural and low density residential uses. PR zoning, at the recommended density of 3 du/ac, 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. The site is appropriate to be developed under PR zoning, similar to the large subdivision (Barrington) to the east. That subdivision has a developed density of approximately 2-3 du/ac, and has direct access to W. Emory Rd., which is classified as a major arterial street. This proposed development has sole access to Old Blacks Ferry Ln., a local street with only 10-12 feet of pavement, then to Blacks Ferry Rd., a minor collector street with about 17 feet of pavement width, leading south to W. Emory Rd. This proposed site is only 6.51 acres, so the overall impact is lessened by its relatively small size. With improvements to the roads leading from the site to W. Emory Rd., staff believes this site is appropriate for PR development.
4. The site does not have significant slope constraints. The site has very little area of greater than 25% and most of the site is within the 0-15% slope range.

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 in the area, but may need to be extended to serve this site.
2. At the recommended density of up to 3 du/ac on the 6.51 acres reported, up to 19 dwelling units could be proposed for the site. Developed with the proposed attached residential units, this would add approximately 214 trips to the street system and about 4 children to the school system. At the requested density of up to 5 du/ac, up to 32 dwelling units could be proposed for the site. Developed with the proposed attached residential units, this would add approximately 343 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. The applicant will be expected to work with MPC and Knox County Engineering staff to improve the streets leading from W. Emory Rd. north to the development entrance. This will include widening of Old Blacks Ferry Ln. and may include widening or improvements to Blacks Ferry Rd. and possibly to its intersection with W. Emory Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with PR zoning at either 3 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 PR zoning, consistent with the sector plan's low density residential proposal for the 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 343 (average daily vehicle trips)

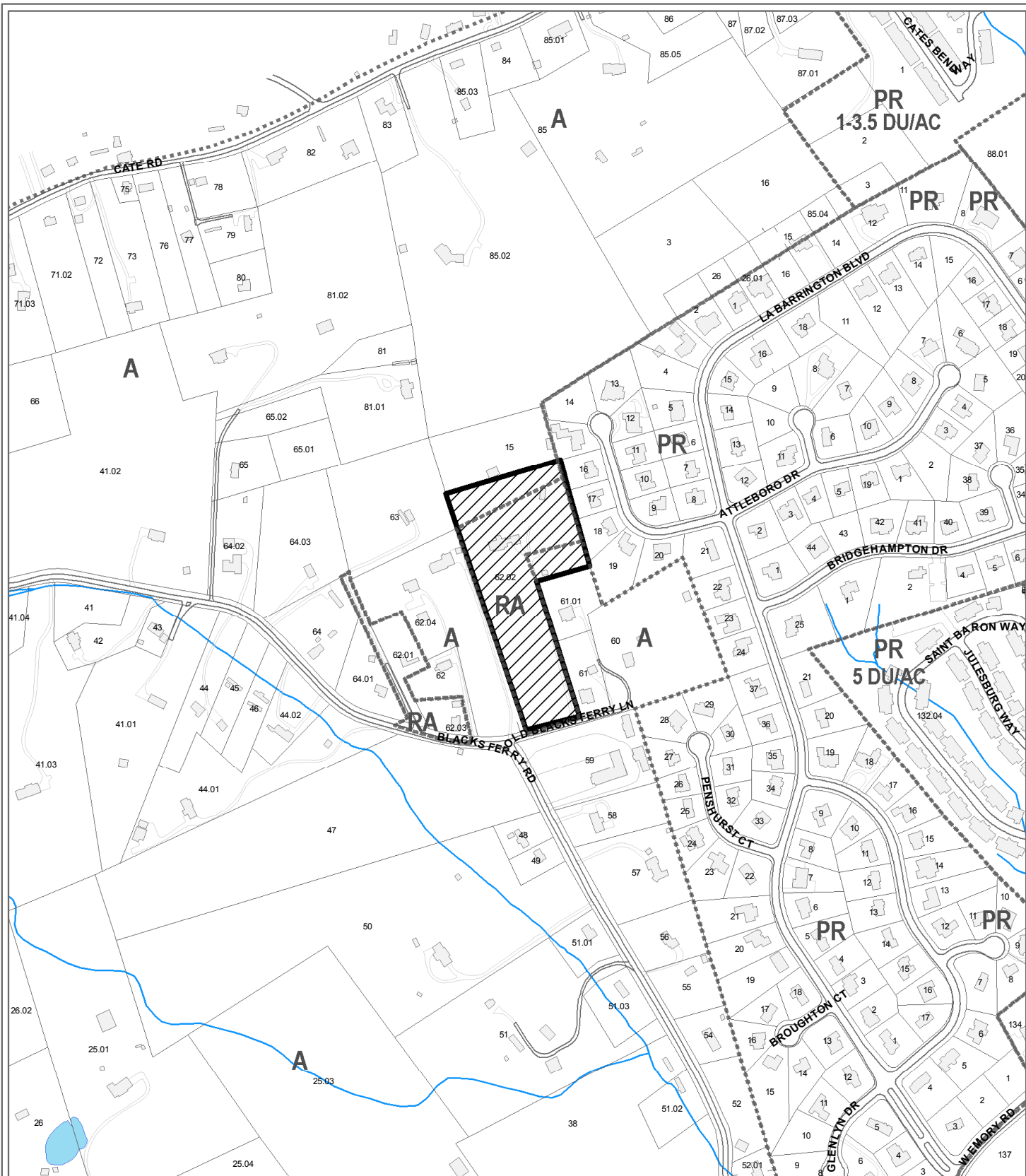
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

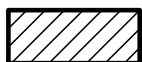
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 3/28/2011. 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-B-11-RZ
REZONING**

From: RA (Low Density Residential) & A (Agricultural)
To: PR (Planned Residential)



Original Print Date: 12/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Rufus H. Smith & Co.

Map No: 66
Jurisdiction: County

