

▶ **FILE #:** 3-B-11-RZ

AGENDA ITEM # 28

AGENDA DATE: 3/10/2011

▶ **APPLICANT:** SOUTHLAND GROUP, INC.

OWNER(S): Southland Engineering

TAX ID NUMBER: 47 155

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side Dry Gap Pike, northwest of Cunningham Rd.

▶ **APPX. SIZE OF TRACT:** 8.54 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dry Gap Pike, a major collector street with 4 lanes and a center median within 80' of 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:** Dwellings and vacant land

▶ **PROPOSED USE:** Detached residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses, Beaver Creek / A (Agricultural) and F (Floodway)

South: Houses / A (Agricultural)

East: House and vacant land / A (Agricultural)

West: Dry Gap Pike - House and businesses / A (Agricultural) and CA (General Business)

NEIGHBORHOOD CONTEXT: The area to the south around the intersection of Dry Gap Pike and Cunningham Rd. is developed with commercial uses, under CA and CB zoning. To the north is Beaver Creek, Brickey Elementary School and medium density residential development, zoned A, F and PR.

STAFF RECOMMENDATION:

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

The proposed PR zoning and density is compatible with surrounding development and zoning, is consistent with the LDR plan designation, and will allow up to 42 dwelling units to be proposed for the site. The site is not constrained by steep slopes, or other environmental factors, and is located along a major collector street with four lanes, so it is an appropriate location for the requested density. The PR zoning will require development 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 commercial, institutional and low to medium density residential uses. PR zoning, at the proposed density of 5 du/ac, is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. The site is appropriate to be developed under PR zoning. The site does not have significant slope or other environmental 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 requested density of up to 5 du/ac on the 8.54 acres reported, up to 42 dwelling units could be proposed for the site. Developed with the proposed detached residential units, this would add approximately 467 trips to the street system and about 21 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 this request will allow the applicant to submit a development plan with up to 42 dwelling units for MPC's consideration.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for this property, consistent with PR zoning at up to 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 467 (average daily vehicle trips)

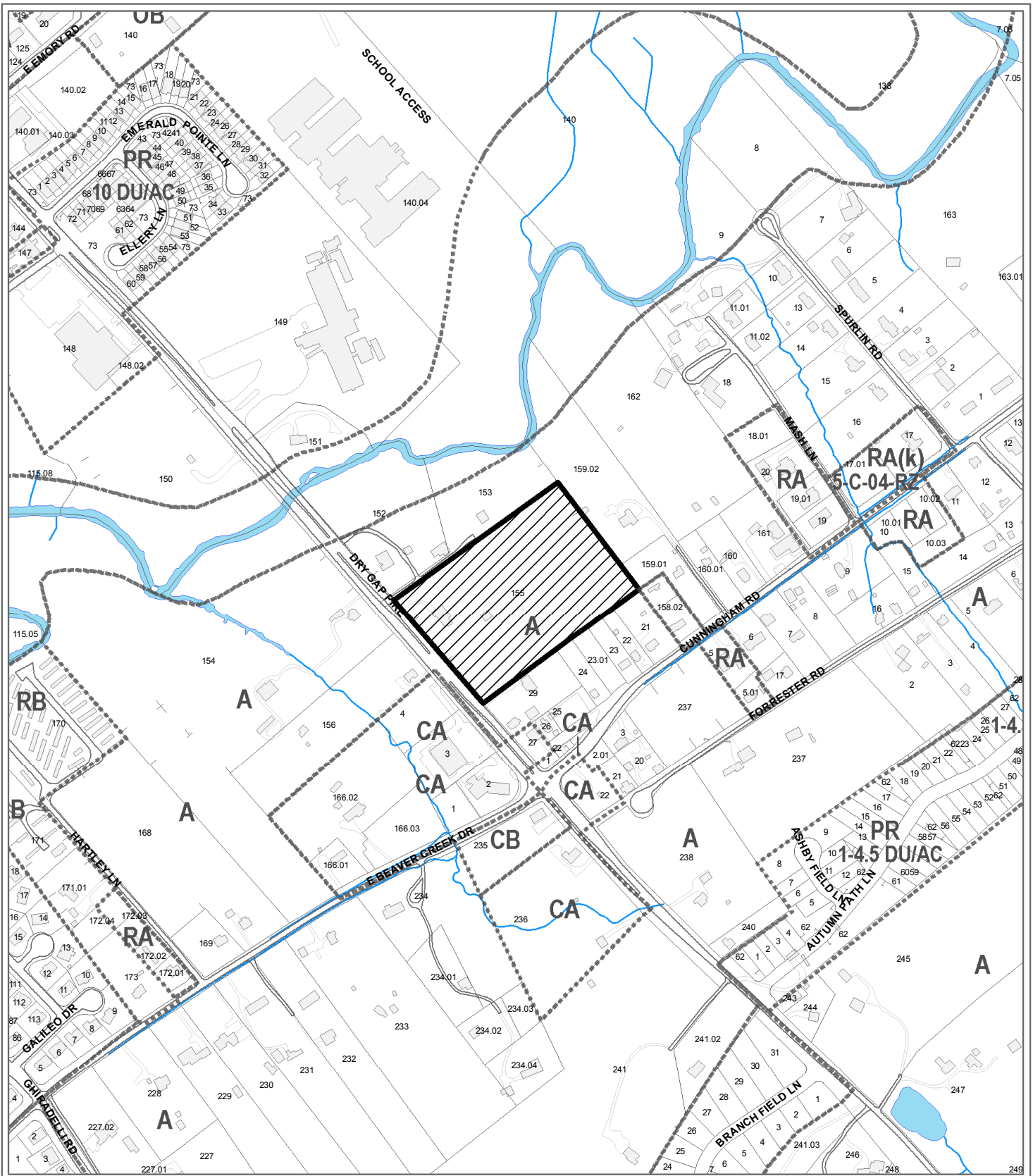
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls 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 4/25/2011. 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.



**3-B-11-RZ
REZONING**

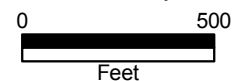
From: A (Agricultural)
To: PR (Planned Residential)



Petitioner: Southland Group, Inc.

Map No: 47

Jurisdiction: County



Original Print Date: 2/22/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902