

▶ **FILE #:** 3-C-11-RZ

AGENDA ITEM # 29

AGENDA DATE: 3/10/2011

▶ **APPLICANT:** WANIS RGHEBI

OWNER(S): Southland Group Inc.

TAX ID NUMBER: 37 018

JURISDICTION: County Commission District 7

▶ **LOCATION:** West side Childress Rd., north of Yow Way

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Childress Rd., a major collector street with 16-17' of pavement width within 40' 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: 3 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the northwest

HISTORY OF ZONING: Adjacent property was rezoned PR in 2000 (5-P-00-RZ).

SURROUNDING LAND USE AND ZONING: North: Cleared, graded vacant land / PR (Planned Residential) @1-3 du/ac

South: Vacant land / A (Agricultural)

East: Childress Rd. - Houses / A (Agricultural)

West: Cleared, graded vacant land / PR (Planned Residential) @1-3 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A, RA, RB and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 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 1 additional dwelling unit to be proposed for the overall PR-zoned site (about 32 acres). 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 proposal is a logical extension of PR zoning and density from the northwest.
3. The proposed PR zoning and density is compatible with surrounding development and zoning and is consistent with the LDR sector plan designation for the site.

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 3 du/ac on the 0.5 acre reported, 1 additional dwelling unit could be proposed for the site. Developed with the proposed detached residential units, this would add approximately 15 trips to the street system and no more children to the school system. For the overall PR development on about 32.5 acres, up to 97 dwelling units could be proposed, adding approximately 1008 trips to the street system and about 48 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 97 dwelling units on the total of 32.5 acres of PR zoned area 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 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Properties within the Rural Area would normally be limited to a density of no more than 2 du/ac. However, the addition of this small property to the 32 acres already zoned PR will have a very minimal impact, as it will only permit one additional dwelling unit. The PR zoning already in place on the adjacent property was established prior to the adoption of the Growth Policy Plan.
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 15 (average daily vehicle trips)

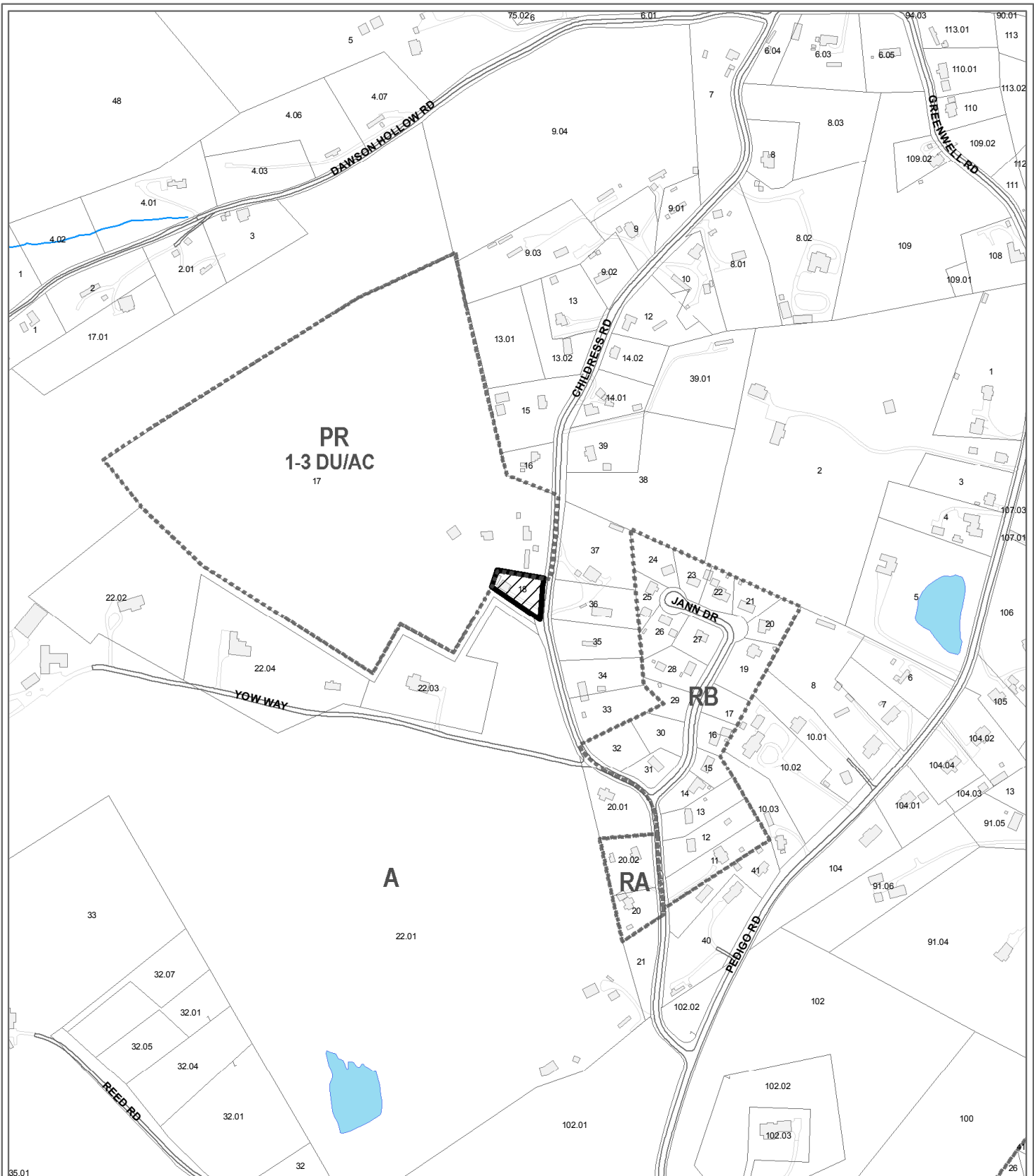
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Copper Ridge 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.



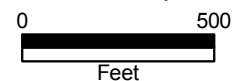
**3-C-11-RZ
REZONING**

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



Petitioner: Rghebi, Wanis

Map No: 37
Jurisdiction: County



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

From: "Wanis Rghebi" <wrghebi@sengconsultants.com>
To: "Mike Brusseau" <Mike.Brusseau@knoxmpc.org>
Date: 2/22/2011 4:05:21 PM
Subject: RE: Sight distance- Childress

On February 22, 2011, Southland Engineering Consultants measured the site distance on Childress Road at the entrance of the proposed subdivision is more than required by the Knox County Engineering which is 300 feet in each direction.

Wanis Rghebi

-----Original Message-----

From: Mike Brusseau [mailto:Mike.Brusseau@knoxmpc.org]
Sent: Tuesday, February 22, 2011 3:55 PM
To: Wanis Rghebi
Subject: Sight distance- Childress

Wanis,

As we discussed, please send me a brief statement concerning sight distance on the Childress Rd, site. Thanks.

Mike Brusseau

Michael A. Brusseau, AICP, Senior Planner Knoxville-Knox County
Metropolitan Planning Commission City-County Building, Suite 403 400
Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068