

► **FILE #:** 5-C-12-RZ

**AGENDA ITEM #:** 31

**AGENDA DATE:** 5/10/2012

► **APPLICANT:** ALEX BOTEZAT

OWNER(S): Velizaveta Apreotesi

TAX ID NUMBER: 91 042

JURISDICTION: County Commission District 6

► **LOCATION:** Northeast side Zion Ln., northwest of Ball Rd.

► **APPX. SIZE OF TRACT:** 3.35 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access to the site is from Zion Ln., a local street with 15-16' of pavement width within 55' of right-of-way. Zion Ln. is a dead-end street that is accessed from Ball Camp Pike, a major collector street.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

► **PRESENT ZONING:** A (Agricultural)

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

► **EXISTING LAND USE:** Former nursing home (now vacant)

► **PROPOSED USE:** Assisted living facility

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Houses / A (Agricultural)

East: Houses / A (Agricultural)

West: House and vacant land / A (Agricultural) and RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural and 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 4 du/ac. (Applicant requested 5 du/ac.)**

PR zoning at the recommended density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. Staff recommends a decreased density of 4 du/ac for greater compatibility with surrounding development. The highest PR density in the surrounding area is 4 du/ac.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This site, which is accessed from Zion Ln., is in the vicinity of other properties that are zoned PR at equal densities, as well as RA and RB zoned sites.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern, which includes low density residential development to the south, zoned PR at 1-4 du/ac. There is also a large tract of RB zoned land to the west of the, which permits any type of residential development at a density of up to 12 du/ac as a permitted use, with no plan approval requirement by MPC.
4. The site is appropriate to be developed under PR zoning at the recommended density within the LDR category. The site does not have significant slope or other environmental constraints.
5. 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.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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.
3. The applicant proposes to develop an assisted living facility on the subject property, which may be considered by MPC as a use on review in the PR zoning district. For assisted living facilities, the assigned residential density is not applicable, as these facilities generally are not built with individual, stand-alone dwelling units, like in apartment development, but rather have of a certain number of beds or maximum occupancy, with shared residential amenities.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Public water and sanitary sewer utilities are available to serve the site.
2. At the requested density of up to 5 du/ac on the 3.35 acres reported, up to 16 dwelling units could be proposed for the site. If developed with the attached residential units, rather than the proposed assisted living facility, this would add approximately 184 trips to the street system and about 2 children to the school system. At the recommended density of up to 4 du/ac, up to 13 dwelling units could be proposed for the site, which would add approximately 152 trips to the street system and about 2 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.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with PR zoning at up to 4 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 development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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 184 (average daily vehicle trips)

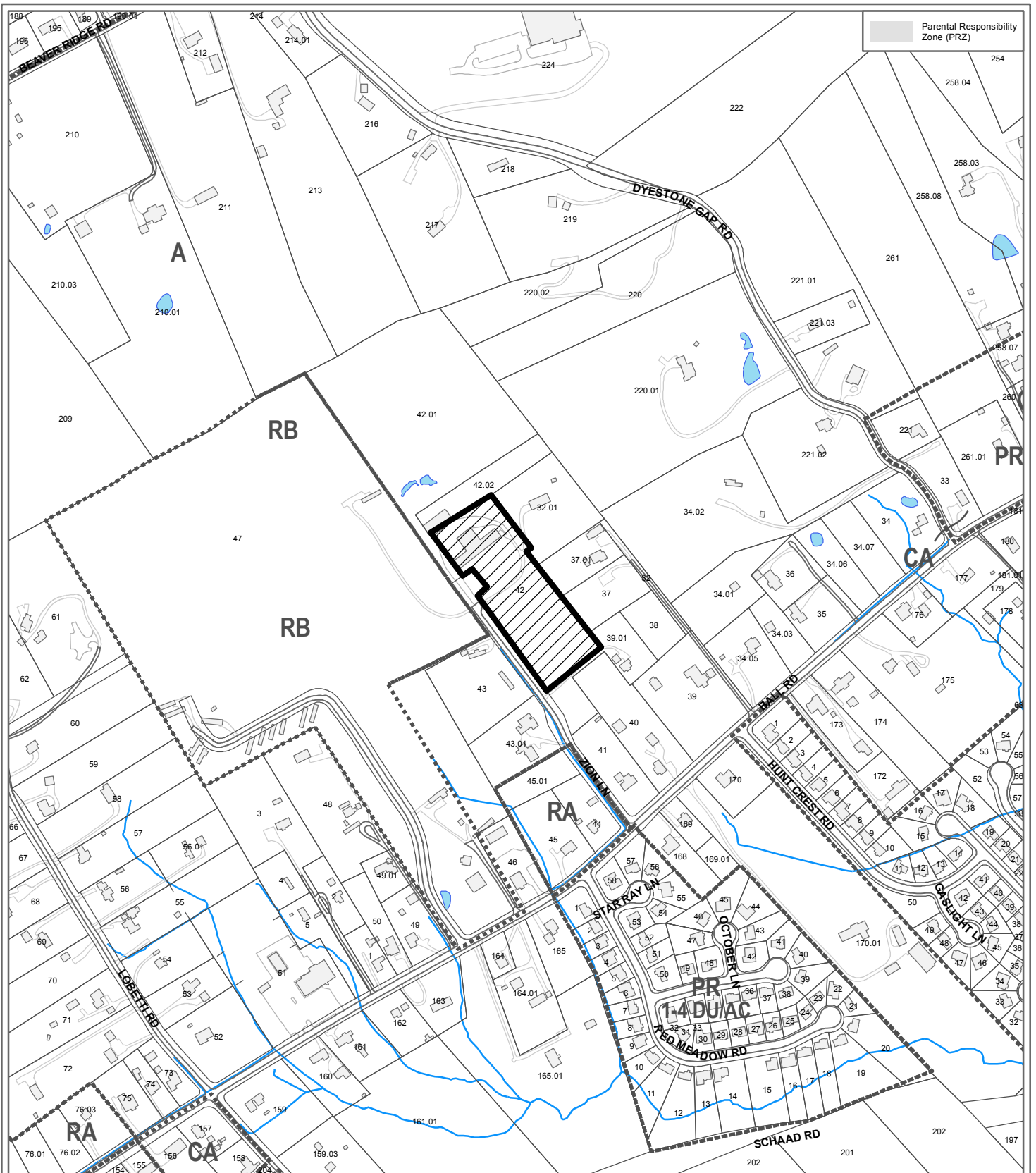
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Amherst 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 6/25/2012. 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.



**5-C-12-RZ  
REZONING**

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



Petitioner: Botezat, Alex

Map No: 91

Jurisdiction: County



Original Print Date: 4/17/2012 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902