

▶ **FILE #:** 5-H-13-UR **AGENDA ITEM #:** 44
 POSTPONEMENT(S): 5/9/2013 **AGENDA DATE:** 8/8/2013
 ▶ **APPLICANT:** FLOURNOY DEVELOPMENT
 OWNER(S): Flournoy Development

TAX ID NUMBER: 154 093 & 09404
 JURISDICTION: City Council District 2
 ▶ **LOCATION:** West side of Thunderhead Rd., north of S. Northshore Dr.
 ▶ **APPX. SIZE OF TRACT:** 10.24 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Thunderhead Rd. a local street . Additional access is via S. Northshore Dr., a two lane arterial street
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Tennessee River

▶ **ZONING:** TC-1 (Town Center) & OS-2 (Open Space) (RP-2, Planned Residential pending)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Apartments
 24.4 du/ac
 HISTORY OF ZONING: The site was zoned TC-1 (Town Center) in 2005. A request for RP-2 (Planned Residential) is pending action by City Council
 SURROUNDING LAND USE AND ZONING: North: Northshore Elementary School / TC-1 commercial
 South: Office/ retail / TC-1 commercial
 East: Vacant land / TC-1 commercial
 West: Detached dwellings / PR residential
 NEIGHBORHOOD CONTEXT: This site forms a portion of the western boundary of the Northshore Town Center development. The new Northshore Elementary school is under construction to the north. Target and Publix are new commercial uses located to the east of this site.

STAFF RECOMMENDATION:

▶ **POSTPONE** until the September 12, 2013 MPC meeting as requested by the applicant's representative

COMMENTS:

The applicant has requested this matter be postponed in order to permit time for the amendments to the Southwest County Sector Plan, the Knoxville One Year Plan and rezoning application to be heard by the Knoxville City Council. Additionally the applicant is revising the proposed site plan to incorporate preliminary

staff comments.

ESTIMATED TRAFFIC IMPACT 2136 (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: 37 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, West Valley 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.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.