

▶ **FILE #:** 5-B-13-RZ

**AGENDA ITEM #:** 28

**AGENDA DATE:** 5/9/2013

▶ **APPLICANT:** CAROLYN DUNCAN

OWNER(S): Carolyn Duncan

TAX ID NUMBER: 41 176

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side Millertown Pike, southwest side Legg Ln.

▶ **APPX. SIZE OF TRACT:** 1.3 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Millertown Pike, a minor arterial street with 20' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District  
 Sewer Source: Knoxville Utilities Board

WATERSHED: Legg Creek

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

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

▶ **EXISTING LAND USE:** One house

▶ **PROPOSED USE:** Divide into two residential lots

**DENSITY PROPOSED:** 2 du/ac

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

HISTORY OF ZONING: None noted

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

South: Millertown Pike - House / PR (Planned Residential)

East: House and vacant land / A (Agricultural)

West: House and outbuilding / A (Agricultural)

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

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of 2 du/ac.**

PR zoning at the recommended density is consistent with the recommended LDR sector plan designation as well as with the policies of the Growth Policy Plan, which limits the density to no more than 3 du/ac in the Rural Area.

**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. PR is the most appropriate residential zone that can be considered for this site, which is located within the Rural Area designation on the Growth Policy Plan, limiting residential zoning to PR at certain densities.
2. With the site's frontage and sole access to Millertown Pike, which is classified as a minor arterial street, PR zoning at a limited density is appropriate.
3. 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 any proposed development of this site.

**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. PR zoning at the recommended density will allow reasonable use of the property for residential development, while maintaining compliance with the Growth Policy Plan and sector plan.
2. The recommended PR zoning at a density of up to 2 du/ac would allow for a maximum of 2 dwelling units to be proposed for the site. That number of detached units, would add approximately 28 vehicle trips per day to the street system and would add approximately 1 child under the age of 18 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. Public water is available to serve the site. Sanitary sewer is not currently available in the area, but could be extended, if necessary, to serve this site.

**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. With the recommended plan amendment to LDR, a PR zoning density of up to 5 du/ac may be considered.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The proposal meets all Growth Policy Plan requirements for approval of PR zoning at up to 2 du/ac.
3. This request may lead to future requests for PR zoning in the future on other agricultural properties in 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 28** (average daily vehicle trips)

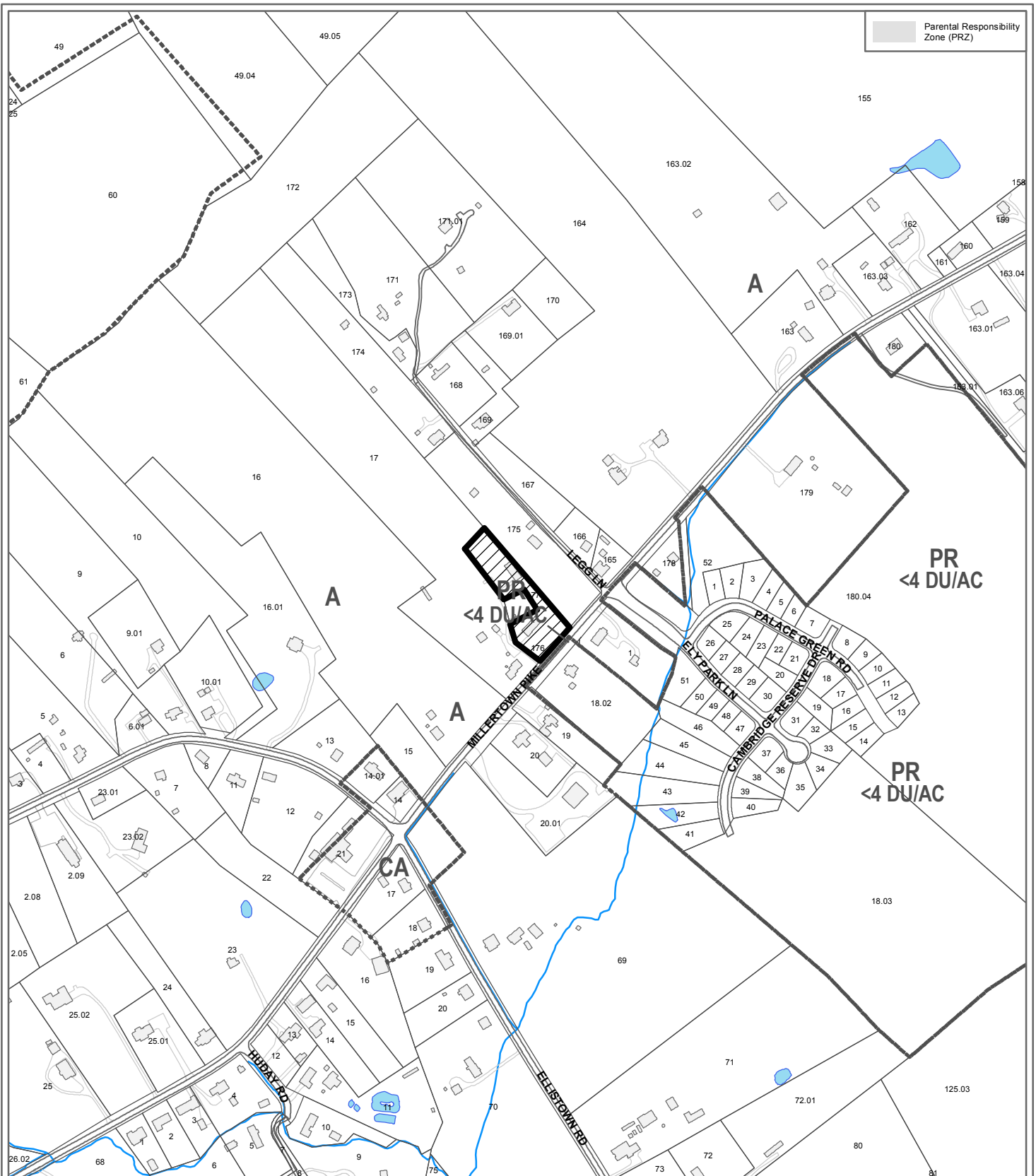
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1** (public and private school children, ages 5-18 years)

Schools affected by this proposal: East Knox Elementary, Carter Middle, and Carter 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 6/24/2013. 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-B-13-RZ  
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



Petitioner: Duncan, Carolyn

Map No: 41

Jurisdiction: County



Original Print Date: 4/24/2013 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902