

▶ **FILE #:** 12-F-14-RZ

AGENDA ITEM #: 30

AGENDA DATE: 12/11/2014

▶ **APPLICANT:** W. BOYD LONAS

OWNER(S): W. Boyd Lonas

TAX ID NUMBER: 130 058

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** Northwest side Black Rd., northeast of N. Campbell Station Rd.

▶ **APPX. SIZE OF TRACT:** 35.71 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Black Rd., a minor collector street with 18' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 1 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from the north and south.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses and vacant land / A (Agricultural) and PR (Planned Residential) @1-3 du/ac, RA (Low Density Residential) and A (Agricultural)

South: Black Rd. - Houses and vacant land / A (Agricultural)

East: House and vacant land / A (Agricultural)

West: House / A (Agricultural)

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 1 du/ac.**

PR zoning at the recommended density is consistent with the sector plan and Growth Policy Plan and is compatible with surrounding development and zoning. Under PR zoning, a development plan would be have to be reviewed and approved by MPC as a use on review.

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. The property is located in the Rural Area on the Growth Policy Plan and is proposed for agricultural/rural residential uses on the sector plan, consistent with the recommended zoning and density.
2. PR zoning allows the property to be developed with up to 35 dwelling units, which is consistent in overall density from the current zoning. However, the PR zoning allows lot sizes of less than 1 acre. The current agricultural zoning would likely yield less than 35 lots, once legal access to the lots is established, and accounting for the slope constraints of the property.
4. 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.

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. At the requested density of up to 1 du/ac on the 35.71 acres reported, up to 35 dwelling units could be proposed for the site. Developed with detached residential units, this would add approximately 395 trips to the street system and about 19 children to the school system.
2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. Public water and sanitary sewer utilities are available in the area, but may need to be extended 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. The Northwest County Sector Plan proposes agricultural/rural residential uses for this property, which allows consideration of a density of up to 1 du/ac, which is what the applicant is requesting.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Within the Rural Area, PR zoning density is limited to a maximum density 1 du/ac.
3. Approval of this request could lead to future requests for PR zoning in this 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: 395 (average daily vehicle trips)

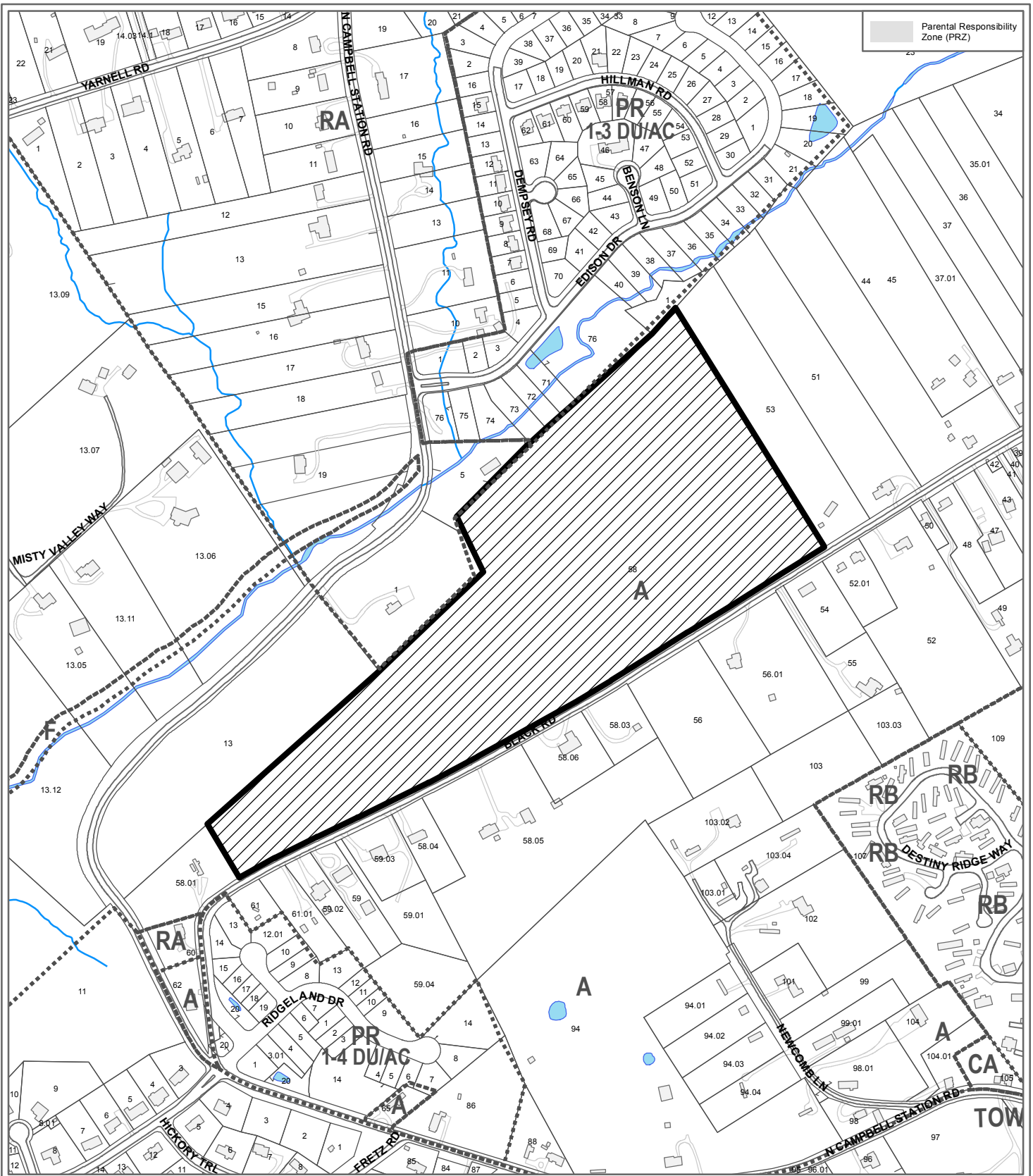
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

- 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 1/26/2015. 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.



**12-F-14-RZ
REZONING**

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



Petitioner: W. Boyd Lonas

Map No: 130

Jurisdiction: County



Original Print Date: 11/24/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902