

► **FILE #:** 5-I-14-RZ

**AGENDA ITEM #:** 28

**AGENDA DATE:** 5/8/2014

► **APPLICANT:** VOLUNTEER DEVELOPMENT

OWNER(S): Volunteer Development

TAX ID NUMBER: 144 087

JURISDICTION: County Commission District 5

STREET ADDRESS: 1351 Ebenezer Rd

► **LOCATION:** West side Ebenezer Rd., north of Highbridge Dr.

► **APPX. SIZE OF TRACT:** 6 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ebenezer Rd., a minor arterial street with 4 lanes and a center turn lane within 60' of pavement width within 90' of right-of-way, or Halifax Rd., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

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

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

► **EXISTING LAND USE:** Residence and vacant land

► **PROPOSED USE:** Detached residential development

**DENSITY PROPOSED:** 5 du/ac

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / PR (Planned Residential) @ 1-3 du/ac

South: Residential subdivision / RA (Low Density Residential)

East: Ebenezer Rd. - Residential subdivision / RA (Low Density Residential)

West: Residence / A (Agricultural)

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

**STAFF RECOMMENDATION:**

► **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac, subject to one condition. (Applicant requested 5 du/ac.)**

1. There shall be no direct street connection to Ebenezer Rd. Access to the site must be provided from Halifax Rd.

With the recommended condition, PR is an appropriate zone for residential development of this site and is consistent with the sector plan proposal for the property. Staff recommends a reduced density of up to 3 du/ac, rather than the requested 5 du/ac, for better compatibility with surrounding development.

**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. The recommended density is compatible with the surrounding development and zoning pattern.
2. PR zoning at either the proposed or recommended density is consistent with the sector plan proposal for the site.
3. Limiting the density to 3 du/ac is recommended for better compatibility with surrounding land uses and zoning, which includes low density residential development on all sides. The surrounding zoning is RA or PR at up to 3 du/ac, which is consistent with the staff's recommended density.
4. Because of the close proximity of two other street connections to Ebenezer Rd. within 500 feet of the property, including Highbridge Dr. (within 150 feet), because of the relatively small size of the site and because of the existing stub street to the north (Halifax Rd.) that provides access to the site, staff is recommending that no access be provided directly to Ebenezer Rd. Halifax Rd. extends about 380 feet from the site to Shoreham Blvd., which is a boulevard style street that provides direct access to the site. Only four houses are located and addressed from Halifax Dr., which was originally designed as a stub street to provide access to future development to this adjacent property. If it were intended as a permanent dead end, a cul-de-sac or some type of turnaround would have been constructed.

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 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 compatibility with surrounding development and zoning. The requested 5 du/ac is more intense than the prevailing densities in the area.
2. The recommended PR zoning at a density of up to 3 du/ac would allow for a maximum of 18 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 214 vehicle trips per day to the street system and would add approximately 11 children under the age of 18 to the school system. The requested density of 5 du/ac would allow for a maximum of 30 dwelling units to be proposed for the site. That number of detached units, would add approximately 342 vehicle trips per day to the street system and would add approximately 19 children 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. This site is located within the Parental Responsibility Zone (PRZ) for schools. Sidewalks will be required within the development to connect with the existing sidewalk along Ebenezer Rd. Sidewalks will need to meet specifications of the Knox County Engineering Department and ADA guidelines.
5. Public water and sanitary sewer utilities are available to serve the 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 Southwest County Sector Plan designates this site for low density residential uses, consistent with PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future requests for PR zoning in the future on other A-zoned 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: 342 (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: Blue Grass 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.

If approved, this item will be forwarded to Knox County Commission for action on 6/23/2014. 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.