

## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 2-G-16-UR

**AGENDA ITEM #:** 44

**AGENDA DATE:** 2/11/2016

► **APPLICANT:** DANIEL PARKER

OWNER(S): Daniel Parker

TAX ID NUMBER: 153 L A 007

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 10419 S. Northshore Dr

► **LOCATION:** Northeast side of S. Northshore Dr., south of Sandpiper Ln.

► **APPX. SIZE OF TRACT:** 1.9 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Drive, a major arterial street with a pavement width of 22' within a 100' wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Duplexes on individual lots (8 dwellings total)

4.35 du/ac

HISTORY OF ZONING: Concept plan and use on review approve for 8 detached dwellings in 2006

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / PR residential

South: Detached dwellings / A agricultural

East: Detached dwellings / A agricultural

West: Detached dwellings / PR residential

NEIGHBORHOOD CONTEXT: This site is located in an area that has been developed with detached dwellings at densities ranging from 1 to 5 dwellings per acre. Zoning in the area is A agricultural, RA and PR residential.

### STAFF RECOMMENDATION:

► **POSTPONE** until the April 14, 2016 MPC meeting as requested by the applicant's engineer

### COMMENTS:

The applicant is proposing to subdivide this 1.56 acre site into 4 lots and construct a duplex on each of the proposed lots. With a total of 8 dwelling units, the developed density for the project will be 5.13 du/ac. Development at that density exceeds the 4.5 du/ac permitted by the current zoning of the site. The applicant is requesting this matter be postponed in order for him to consider his options.

ESTIMATED TRAFFIC IMPACT: 99 (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: 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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.