

▶ **FILE #:** 7-N-16-RZ

AGENDA ITEM #: 40

AGENDA DATE: 7/14/2016

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Mesana Investments, LLC

TAX ID NUMBER: 91 PART OF 047 MAP ON FILE AT MPC

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6117 Ball Rd

▶ **LOCATION:** Northwest side Ball Rd., southwest of Zion Ln.

▶ **APPX. SIZE OF TRACT:** 24 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Rd., a major collector street with 22' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **PRESENT ZONING:** RB (General Residential)

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

▶ **EXISTING LAND USE:** Mobile homes and vacant land

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Ridge / RB (General Residential)

South: Ball Rd. - Residence / A (Agricultural)

East: Houses / A (Agricultural), PR (Planned Residential) and RA (Low Density Residential)

West: Residences and vacant land / A (Agricultural)

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

STAFF RECOMMENDATION:

▶ **DENY the request for PR (Planned Residential) zoning, as requested.**

The applicant is requesting that only a portion of the overall 38 acre parcel be rezoned, which if approved, would leave about 14 acres of steep ridgeline zoned RB. Although the requested PR zoning and density are consistent with the sector plan proposal for the property, leaving a portion zoned RB is not appropriate for the reasons listed below.

COMMENTS:

RB zoning allows multi-dwelling, attached development at up to 12 du/ac without any required plan review by MPC. The area proposed to remain RB is the steepest portion of the parcel, which, if proposed to be

developed, should be reviewed by MPC to minimize the impact to the steep slopes. As proposed, the zoning pattern would lead to an inappropriate situation where high density residential development would only have to Ball Rd. through much lower density development. Staff is of the opinion that the existing RB zoning allows reasonable use of the property for residential development. RB allows detached dwellings on individual lots of no less than 10,000 square feet in size with sewer. If the applicant would like to utilize the PR zoning to allow the more flexible lot sizes, then the entire property should be rezoned to a density that would be consistent with the guidelines of the Hillside and Ridgetop Protection Plan.

Staff would likely support a rezoning to PR at an appropriate density if the entire parcel were requested to be rezoned. If the applicant is willing to revise the application to include the entire parcel, then this request would need to be postponed at least 30 days in order to revise the application and readvertise. Additional review fees would also apply if the area of the land requested for rezoning is increased.

ESTIMATED TRAFFIC IMPACT: 1226 (average daily vehicle trips)

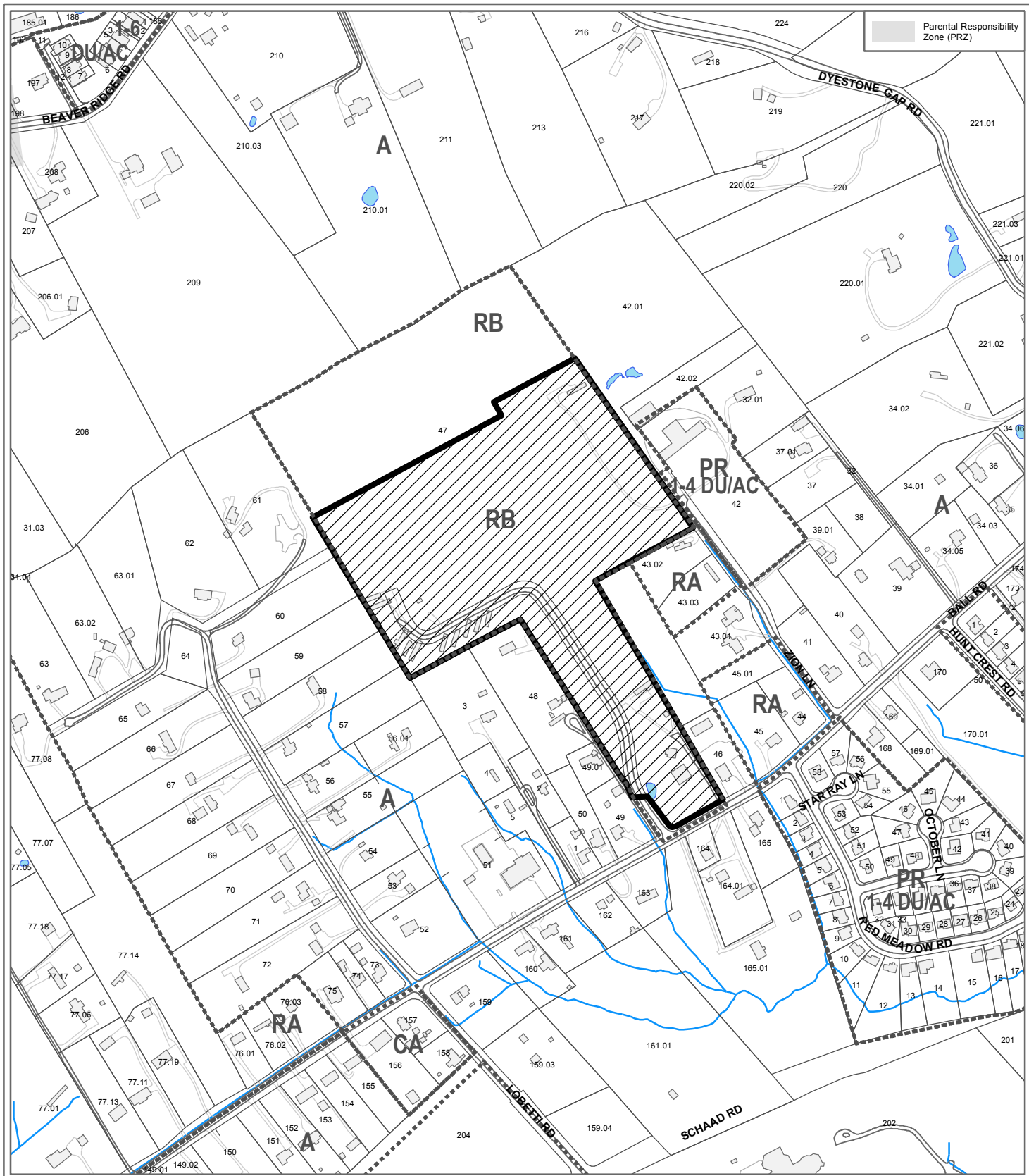
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 64 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns 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 8/22/2016. 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.



**7-N-16-RZ
REZONING**

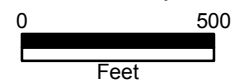
From: RB (General Residential)
To: PR (Planned Residential)



Petitioner: Mesana Investments, LLC

Map No: 91

Jurisdiction: County



Original Print Date: 6/15/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

