

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 1-D-15-RZ **Related File Number:** 2-D-15-SP
Application Filed: 11/21/2014 **Date of Revision:** 1/7/2015
Applicant: MESANA INVESTMENTS, LLC

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., southeast of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 084 OTHER: SOUTH OF HARDIN VALLEY RD. ONL **Jurisdiction:** County
Size of Tract: 84.82 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 155' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 6 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR, SLPA & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located within a mixed use corridor along Hardin Valley Rd., east of Pellissippi Parkway.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10105 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) & OB (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)
Requested Plan Category: MDR/O (Medium Density Residential/Office) & SLPA (Slope Protection Area)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac on the entire property. (Applicant requested a split of PR at 6 du/ac and OB zoning.)

Staff Recomm. (Full):

PR is an appropriate zone for residential development of this site and is consistent with the sector plan recommendation for the property, which is within the Planned Growth Area on the Growth Policy Plan. The recommended density of up to 3 du/ac is consistent with the slope protection recommendations of the Hillside and Ridgetop Protection Plan (HRPP) for residential densities and development.

Comments:

GENERAL COMMENTS

The slope analysis and calculations are based on an estimated area of about 77.36 acres for the site, which excludes the areas of the site that are within the public right-of-way of Hardin Valley Rd. Apparently, the subject property was split in two when Hardin Valley Rd. was constructed. The applicant has revised the application to exclude the portion of the site on the north side of Hardin Valley Rd. The revised application requests OB zoning on the southern portion of the site (about 56 acres) and PR zoning at a density of up to 6 du/ac on the northern portion of the site (the remaining 21.36 acres). The attached slope calculation table applies these acreages and applies densities of 12 du/ac to the OB portion and 6 du/ac to the PR portion. The 12 du/ac applied to the OB represents the maximum residential density that can be achieved in the OB zone. The OB zone allows multi-dwelling attached residential development at up to 12 du/ac as a permitted use by right, without any review by MPC. Strict application of the HRPP recommended guidelines yields a total of 232 units, for a density of 2.81 du/ac. Staff elected to round this number up to the recommended density of 3 du/ac, based on surrounding development and zoning, access to a 4-lane, minor arterial street and proximity to Pellissippi Parkway. The applicant has indicated to staff that he may be able to set aside about 22 acres of the site to be undisturbed and placed in a conservation easement. The HRPP contains a density bonus provision that allows a 10 percent bonus in number of units when this is done and another 10 percent bonus if part of that conservation easement is approved for public access. The southern property line of the subject property is denoted on the Parks and Greenways plan as a "Ridge Conservation Corridor". Public access along the ridgeline could be possible in the future. If the applicant provides documentation showing that these two provisions can be met, then a 20% density bonus could be applied to the recommended 232 units, allowing up to 278 units to be considered in the overall development. This equates to a density of about 3.6 du/ac. This documentation would need to be provided in advance of final approval of the PR zoning and density. The density bonus provision from the HRPP and a copy of the greenway plan for this area is attached.

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, because of its flexibility in lot sizes, and the ability to cluster development in the more suitable areas of the site. The developer should make every attempt to preserve existing trees on the site and keep development off of the steepest slopes. The steepest area of this site appears to be southernmost portion along Beaver Ridge.
2. PR zoning is a logical extension of zoning from the east and the requested density is consistent with the sector plan proposal for the property. However, because of the slope constraints of the site, staff is recommending a lesser density.
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 elements 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 the property to be developed, but will require use on review development plan approval by MPC prior to construction.
2. Based on the calculated 77.36-acre reported size of the property, the proposed PR at up to 6 du/ac and OB zoning could allow as many as maximum of 800 dwelling units to be proposed for the site. Within the requested OB zoning district on about 56 acres, a density up to 12 du/ac (672 units) may be permitted without any review of plans by MPC. A density of greater than 12 du/ac may be considered in the OB zone, with use on review consideration by MPC. The remaining 21.36 acres of the site is requested for PR zoning at up to 6 du/ac, which would allow MPC consideration of up to 128 units. If developed with attached multi-dwelling units, 800 units would add approximately 6188 vehicle trips per day to the street system and would add approximately 185 children under the age of 18 to the school system. The recommended density of up to 3 du/ac would allow for a maximum of 232 dwelling units to be proposed for the site. That number of attached multi-dwelling units would add approximately 2033 vehicle trips per day to the street system and would add approximately 54 children under the age of 18 to the school system. If detached housing is proposed, these numbers would be slightly higher, as those uses generate more trips and school-aged children.
3. Hardin Valley Dr. is a 4 -lane, median divided, minor arterial street with sufficient capacity to support low density residential development of this site. The access to the proposed subdivision should be located to line up with Westcott Blvd. on the north side of Hardin Valley Rd. There is a traffic signal at this location which should provide safe access to the proposed subdivision. If more than 150 units are proposed, a secondary access point may be recommended. If more than 75 units are proposed, a traffic impact study will be required to be submitted as part of the development plan review.
4. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern, and also considers the slope constraints of the property. The proposed OB and PR zones would not conform with the slope protection policies of the HRPP.
5. Public water and sanitary sewer utilities are available in the area, but may need to be extended 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 Northwest County Sector Plan designates this site for low density residential uses with some slope protection, consistent with the proposed PR zoning and density. Staff ran a slope analysis (attached) on the site which revealed that about 19 acres of the site consists of slopes greater than 25%. The recommended density is consistent with the residential density recommendations of the HRPP.
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, consistent with the sector plan proposal for 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.

Action: Approved **Meeting Date:** 2/12/2015

Details of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 6 du/ac on the entire property.

Summary of Action: RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) zoning at a density up to 6 dwelling units per acre on the entire property.

Date of Approval: 2/12/2015 **Date of Denial:** **Postponements:** 1/8/15

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/23/2015

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: