

CASE SUMMARY

APPLICATION TYPE: REZONING

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
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-R-07-RZ **Related File Number:** 1-E-07-SP
Application Filed: 12/4/2006 **Date of Revision:**
Applicant: HARDIN VALLEY LAND PARTNERS
Owner:

PROPERTY INFORMATION

General Location: Northwest side Carmichael Rd., southwest side Pellissippi Pkwy., southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 PART OF 109 OTHER: 103-120 (PART) MAP ON FI **Jurisdiction:** County
Size of Tract: 25 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 12 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MU, LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business & Technology)/TO (Technology Overlay), PR (Planned Residential) @ 2 du/ac/TO, A (Agricultural)/TO and PC (k) (Planned Commercial, conditioned)/TO
Former Zoning:
Requested Zoning: PR (Planned Residential) @ up to 12 du/ac/TO (Technology Overlay)
Previous Requests: Adjacent property to north was rezoned PC(k)/TO in 2006 (7-K-06-RZ/7-B-06-SP).
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning.
APPROVE a density of up to 5 du/ac. (Applicant requested 12 du/ac.)

Staff Recomm. (Full): This area on the west side of Pellissippi Parkway between Hardin Valley Rd. and Carmichael Rd. has been identified for large scale mixed use development. The recommended zoning and density will create a transitional use and southern boundary for the project along Carmichael Rd. The requested PR zoning will give MPC the opportunity to review development plans for the site and make any appropriate recommendations. The recommended density is also consistent with the site's slope constraints.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommendation is compatible with the scale and intensity of the surrounding future land uses and zoning pattern.
2. Medium density residential development at this location would not be compatible with adjacent properties to the south and west that are developed with rural to low density residential uses under A and RA zoning.
3. The proposed density would require an extensive amount of cut into slopes and/or inappropriate building heights to accomplish the 300 units that could be proposed for the site. The recommended density will allow a reasonable use of the property for 125 dwelling units that could be clustered in the less steep portions of the site. If clustered, the development will have the appearance of being denser than 5 du/ac.
4. The recommended PR zoning will give MPC the opportunity to review development plans for the site and make any appropriate recommendations.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area, but may have to be extended to serve this site.
2. The staff's recommended density of 5 du/ac will allow the applicant to propose up to 125 dwelling units on this site. If the units are attached apartments, this will add approximately 1,125 additional vehicle trips per day to the street system and 38 children under the age of 18 to the school system. The applicant's proposed density of 12 du/ac will allow the applicant to propose up to 300 dwelling units on this site. If the units are attached apartments, this will add approximately 2,700 additional vehicle trips per day to the street system and 92 children under the age of 18 to the school system. The impact to streets will be lessened with the proposed construction of the new street, which will connect Hardin Valley Rd. to Carmichael Rd. Direct access to Pellissippi Parkway from Carmichael Rd. should be discouraged.
3. The attached slope analysis for the site shows that 67% of the site has slopes of 15% or greater, with 17% of the site having slopes greater than 25%. Portions of the site are designated for slope protection on the sector plan. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. The development will need to be clustered on the less steep portions of the site, which is part of the reason staff recommends a lesser density than requested.
4. The recommended PR zoning and density is compatible with future development plans and should have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended sector plan amendment to a low density residential designation, the recommended zoning will be consistent with the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

3. Because the subject properties are located within the Technology Overlay district, Certificates of Appropriateness from the TTCDA will also be required for these proposals. TTCDA will consider these proposals at their January 8, 2007 meeting.

4. This request may lead to future sector plan or rezoning requests on other properties in the area, especially on similar property to the south of this site, which is also undeveloped and situated along the west side of Pellissippi Parkway.

Under PR zoning, the developer will be required to submit a concept plan/use on review development plan for MPC consideration 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.

MPC Action: Approved **MPC Meeting Date:** 1/11/2007

Details of MPC action: APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning.
APPROVE a density of up to 12 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential) / TO (Technology Overlay) at a density up to 12 dwelling units per acre

Date of MPC Approval: 1/11/2007 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/26/2007 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**