

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-H-18-RZ **Related File Number:**
Application Filed: 9/5/2018 **Date of Revision:**
Applicant: EAGLE BEND DEVELOPMENT

PROPERTY INFORMATION

General Location: South side Ball Camp Pike, east and north of Bradley Lake Ln.
Other Parcel Info.:
Tax ID Number: 92 PART OF 053 **Jurisdiction:** County
Size of Tract: 42.2 acres
Accessibility: Access is via Ball Camp Pike, a major collector with a right-of-way width of 50' feet and a pavement width of 20' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural / Forestry / Vacant
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential (LDR) / Hillside and Ridge
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area is largely single family residential and agriculture/forestry/vacant land. This tract is within 700' feet of Amherst Elementary.

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

Street: 3028 Bradley Lake Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

APPROVE PR (PLANNED RESIDENTIAL) up to 4 du/acre. (Applicant requested 5 du/ac)

Staff Recomm. (Full):

PR up to 4 du/acre is compatible for this area and with the adjacent zoning and low density residential uses. This area is within 700' feet of Amherst Elementary and is within the Urban Growth Area of the Growth Policy Plan.

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. The property is located in the Urban Growth Area of the Growth Policy Plan and is proposed for LDR (Low Density Residential) and HP (Hillside & Ridgetop Protection Areas) on the sector plan, consistent with the proposal.
2. Staff has conducted a slope analysis for the property. With application of the residential density guidelines of the Hillside and Ridgetop Protection Plan. The slope analysis, map and calculations are attached.
3. The proposed PR (Planned Residential) zoning up to 4 du/acre is compatible with the scale and intensity of the adjacent agricultural and low density residential zoning and uses.
4. The area and surrounding zone districts have not changed substantially since the adoption of the 2016 Northwest County Sector Plan.
5. 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. The proposed amendment to PR zoning at 4 du/acre 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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning up to 4 du/acre is compatible with the surrounding development.
2. The site is located within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The site is located within the Parental Responsibility Zone for Amherst Elementary School. Sidewalks will be required on at least one side of the streets within the development and along the Ball Camp Pike frontage.
4. The requested PR zoning at a density of up to 5 du/ac would allow for a maximum of 211 dwelling units to be proposed for the site, the recommended density of up to 4 du/ac would allow for a maximum of 168 dwelling units for the site. At 5 du/ac for the site, an estimated trip generation for single dwelling

residential would be 2061 trips, while at 4 du/ac for the site, an estimated trip generation for single dwelling residential would be 1671, in both cases a Level 1 Traffic Impact Study is required.

5. Two access points to the development may be required as per the Knox County Access Control and Driveway Design Policy.

6. The estimated student yield for the requested density of 5 du/ac is 87 students, while the estimated student yield for the recommended 4 du/ac is 69 students.

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 proposes low density residential for this property, consistent with the recommended PR up to 4 du/acre zoning.

2. The site is located within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 10/11/2018

Details of Action:

Summary of Action: APPROVE PR (PLANNED RESIDENTIAL) up to 4 du/acre. (Applicant requested 5 du/ac)

Date of Approval: 10/11/2018 **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: 11/19/2018

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: