

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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

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File Number: 10-K-15-RZ **Related File Number:** 10-E-15-SP
Application Filed: 8/24/2015 **Date of Revision:**
Applicant: WORLEY BUILDERS, INC.

PROPERTY INFORMATION

General Location: Southeast side Black Rd., southwest of Snyder School Rd.
Other Parcel Info.:
Tax ID Number: 130 129 OTHER: PART ZONED A IN KNOX CO. **Jurisdiction:** County
Size of Tract: 18.4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Ag/RR
Growth Policy Plan: Rural 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: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural/Rural Residential)
Requested Plan Category: LDR (Low Density Residential)

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:

Mike Reynolds

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac.

Staff Recomm. (Full):

PR zoning at the recommended density is consistent with the sector plan and Growth Policy Plan and is compatible with surrounding development and zoning. Under PR zoning, a development plan would have to be reviewed and approved by MPC as a use on review.

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 Rural Area on the Growth Policy Plan and is proposed for agricultural/rural residential uses on the sector plan, consistent with the recommended zoning and density.
 2. The recommended PR zoning up to 3 du/ac allows the property to be developed with up to 55 dwelling units, which is consistent with the policies of the Growth Policy Plan. The current agricultural zoning would require minimum lot sizes of 1 acre and likely yield less than 18 lots, once legal access to the lots is established.
 4. 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 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. PR zoning is required by the Growth Policy Plan in the Rural Area if the density is greater than 1 du/ac and staff maintains that PR is the most appropriate zone for this development. 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. In order to allow consideration of densities of 1 – 3 du/ac in the Rural Area of the Growth Policy Plan, the property must be zoned PR, sewer and water services must be available, frontage road must connect to a collector or arterial, and a traffic impact analysis (attached) must be completed demonstrating to the satisfaction of the planning commission that the effect of the proposed and similar developments in the traffic analysis zone will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area.
 2. The traffic impact analysis submitted by the applicant outlines that the estimated 2015 average daily traffic (ADT) volume for Black Rd. without the new residential development is 330 vehicles and the estimated 2020 ADT is 364 vehicles. The analysis assumes the proposed residential subdivision will have 55 single-family detached houses that will yield an estimated new vehicle trips of 606, and assumes that 80 percent of those trips will orient east on Black Rd (485 vehicles). Combining the 2020 estimated ADT of 364 with the estimated subdivision generated trips of 485, the estimated 2020 ADT east of the project site is 849 vehicles. This will be lower for the portion of Black Rd. west of the project site.
 3. The analysis states that Black Rd. has a minimum measurement of 17 feet wide, with the majority being 18 feet wide or slightly more. In accordance with Knox County road standards, the recommended maximum ADT for a 17-foot width road is 1000 vehicles and for an 18-foot width road is

2000 vehicles.

4. The most recent crash data from Knox County for the years 2012 and 2013, did not identify any crashes on Black Rd.

5. The conclusion of the traffic impact analysis is that the existing pavement width of Black Rd. appears adequate for the proposed development. This conclusion is supported by both existing and projected traffic volumes, as well as the past crash history that does not show crash concerns. 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 agricultural/rural residential uses for this property, which allows consideration of a density of up to 3 du/ac when consistent with the requirements of the Growth Policy Plan, which is what staff is recommending. The applicant is requesting 4 du/ac which is not consistent with the Growth Policy Plan and the sector plan.

2. Approval of this request could lead to future requests for PR zoning in this area.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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:** 10/8/2015

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve PR (Planned Residential) zoning at a density up to 3 dwelling units per acre

Date of Approval: 10/8/2015 **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: 11/16/2015

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: