

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

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File Number: 10-K-16-RZ **Related File Number:**
Application Filed: 8/29/2016 **Date of Revision:**
Applicant: TURNER HOMES LLC

PROPERTY INFORMATION

General Location: Northwest side Black Rd., north of Ridgeland Dr.
Other Parcel Info.:
Tax ID Number: 130 05801 **Jurisdiction:** County
Size of Tract: 2.04 acres
Accessibility: Access is via Black Rd., a minor collector street with 18' of pavement width within 40'-60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mobile homes
Surrounding Land Use:
Proposed Use: Detached residential **Density:** 2 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG/RR and SLPA
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context: This area is developed with agricultural, rural residential and low density residential uses under A, PR and RA zoning, and is within Urban Growth Boundary of the Town of Farragut. The adjacent subdivision to the east was zoned PR up to 1 du/ac in early 2015 and was subdivided in to 35 lots that range in size from approximately 13,500 sqft to 15,500 sqft. This subdivision, however, includes a common area of approx. 26 acres. The historic development patterns along Black Rd. are lot sizes of 1 acre or more.

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

Street: 11925 Black Rd
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: Yes, extension of PR zoning from the northeast.
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.:

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 1.5 du/ac. (Applicant requested 2 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:

This property is on the outside of a sharp bend in Black Rd. This provides reasonable sight distance for a driveway where it is currently located, which is on the western portion of the property. The eastern portion of the property does not have good sight distance back toward this bend in the road to the west and may require shared driveways. The property is also constrained by steep slopes on the western portion of the property, dropping approximately 80 feet vertically from the existing driveway to N. Campbell Station Rd. (average slope of approx. 30%). The property east of the existing driveway is relatively flat in comparison with an approximate average slope of 12%.

The applicant has provided a proposed subdivision plan (see attached) with 3 new lots on the 2.04 acres. There is a 4th lot on the east side of the plan (lot 1R) that is part of phase 1 of the Blackforest subdivision. A small portion of this lot is proposed to be added to what is shown as lot 36.

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 Boundary for the Town of Farragut on the Growth Policy Plan and is proposed for agricultural/rural residential uses on the Northwest County Sector Plan (2003), consistent with the recommended PR zoning and density up to 1.5 du/ac. The applicant has requested up to 2 du/ac.
2. PR zoning at the recommended 1.5 du/ac would allow 3 dwellings to be constructed on the 2.04 acres, one more than the current A (Agricultural) zoning. The PR zoning will allow the dwelling to be clustered on the flatter portion of the property and can more easily share the existing driveway access which is in the best location for safety.
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.
4. The lots to the east are in phase 1 of the Blackforest Subdivision, which these lots will be phase 2. The lots in phase 1 are of similar size as those proposed as part of this rezoning.

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. The adjacent property to the east was rezone PR up to 1 du/ac in early 2015, which is consistent with the recommendation of staff for the subject property.

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. At the requested density of up to 1 du/ac on the 2.4 acres reported, up to 2 dwelling units could be proposed for the site. This will have little impact on Black Rd. and the school system.
2. A shared driveway may be necessary for lots on this property in order to obtain acceptable sight distance because of the bend in Black Road.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve this 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. This application was submitted before the recently adopted update to the Northwest County Sector Plan (August 2016) became operable. The AG/RR sector plan designation that this application is being reviewed under allows consideration of up to 2 du/ac when consistent with the recommendations of the Growth Policy Plan. The recently adopted sector plan proposes AG (agricultural) uses for this property, which would only allow consideration of a density of up to 1 du/ac. The applicant is requesting 2 du/ac but is proposing a development plan that is only 1.5 du/ac, which is what staff is recommending.
2. The subject site is within the Urban Growth Boundary for the Town of Farragut. Its land use plan and comprehensive plans recommend "Open Space Cluster Residential" for the site, which is an overlay district that allows clustering houses similar to the PR (planned residential) zone in the county. If the subject site were annexed in to Farragut, the subject site could request the R-1 zoning with the cluster overlay and would be allowed approximately 2 du/ac.
3. 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 driveway location, 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:** 11/10/2016

Details of Action:

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 1.5 dwelling units per acre.

Date of Approval: 11/10/2016 **Date of Denial:** **Postponements:** 10/13/2016

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/19/2016

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: