

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 11-I-15-RZ      **Related File Number:** 11-D-15-SP  
**Application Filed:** 9/28/2015      **Date of Revision:**  
**Applicant:** M & M PARTNERS

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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

## PROPERTY INFORMATION

**General Location:** Northeast side Lovelace Rd., northwest side Hickory Creek Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 129 PT. OF PARCEL 032    **OTHER:** MAP ON FILE AT MP    **Jurisdiction:** County  
**Size of Tract:** 19.5 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:** 12531 Lovelace 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:**  
**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 2.5 dwelling units per acre.

**Staff Recomm. (Full):** PR zoning at the recommended density is consistent with the Growth Policy Plan, sector plan and density recommendations of the Hillside and Ridgetop Protection Plan. 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 2.5 du/ac allows the property to be developed with up to 50 dwelling units, which is consistent with the policies of the Growth Policy Plan and the policies of the Hillside and Ridgetop Protection Plan (see attached Slope / Density Analysis). The current agricultural zoning would require minimum lot sizes of 1 acre and likely yield less than 19 lots, once legal access to the lots is established.
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 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 request.

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 evaluation letter (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 evaluation submitted by the applicant outlines that the estimated 2015 average daily traffic (ADT) volume for Hickory Creek Road without the new residential development is 2056 vehicles and the estimated 2020 ADT is 2624 vehicles. The analysis assumes the proposed residential subdivision will have 72 single-family detached houses that will yield an estimated new vehicle trips of 776, and assumes that 80 percent of those trips will orient east on Hickory Creek Road (621 vehicles). Combining the 2020 estimated ADT of 2624 with the estimated subdivision generated trips of 621, the estimated 2020 ADT east of the project site is 3245 vehicles. This will be lower for the

portion of Hickory Creek Road west of the project site.

3. The analysis states that Hickory Creek Road has a minimum measurement of 20 feet wide along the study section of the roadway, and includes a striped centerline and two edgelines. In accordance with Knox County road standards, the recommended maximum ADT for a 20-foot width road is 4000 vehicles.

4. The conclusion of the traffic impact evaluation is that the existing pavement width and geometry of Hickory Creek Road in the study area are adequate for the proposed development.

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 consistent with the staff recommendation of 2.5 du/ac. 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:** 11/12/2015

**Details of Action:** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 dwelling units per acre.

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

**Date of Approval:** 11/12/2015 **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:** 12/21/2015 **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:**