

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
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
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File Number: 2-A-09-RZ **Related File Number:** 2-A-09-SP
Application Filed: 12/15/2008 **Date of Revision:**
Applicant: DONALD E. HOLLIFIELD

PROPERTY INFORMATION

General Location: North, east and west sides Woods-Smith Rd., south and east sides Barnard Rd.
Other Parcel Info.:
Tax ID Number: 92 024 **Jurisdiction:** County
Size of Tract: 11.44 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Townhomes **Density:** 10 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
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:
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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac. (Applicant requested 10 du/ac.), subject to 1 condition:

Staff Recomm. (Full): 1. No clearing/grading of the site shall occur prior to use on review/concept plan approval by MPC.

PR zoning, with the recommended condition, is the most appropriate zoning for development of this property, which has slope constraints and access issues. The reduced density is recommended because development will be very limited on about 15% of the site, which has slopes of 25% or greater, and because of concerns regarding the access streets and possible sinkholes on the site. The PR zone will require plan approval by MPC prior to any development of the site.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. 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 PR zone is the most appropriate zone for any type of large scale residential development in the County.
2. The site has some slope constraints that should limit development. As shown on the attached slope analysis, about 15% of the site has slopes of 25% or greater. Staff will expect that the development plan submitted will keep development off of the severe slopes. Staff has included a condition that no land disturbance or removal of vegetation will occur until after the approval of a development plan by MPC.
3. The surrounding area is developed with residential uses of various densities and zones, both inside and outside of the City limits of Knoxville. This proposal, at the recommended density, is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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. Staff maintains that, if development is clustered in areas away from severe slopes, PR is the most appropriate zone for this proposed development.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the applicant's proposed density of 10 du/ac, up to 114 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 1,073 trips to the street system and about 21 children to the school system. At the staff's recommended density of 5 du/ac, up to 57 dwelling units could be proposed, adding 576 trips and 11 school aged children. If the development plan proposes enough units to generate more than 750 trips, a traffic study will be required to be submitted and reviewed along with the development plan.
3. At the staff's request, the applicant has provided a letter from his engineer that addresses sight distance along Woods-Smith Rd. and Barnard Rd. for access to the development. The letter has provided sufficient evidence that adequate sight distance is attainable. However, road improvements may be necessary to accommodate the development, depending on the number of units proposed. These improvements may include widening of roads, intersection improvements, as well as grading within rights of way to improve sight lines. During the required use on review process, the applicant will

be expected to work with MPC and Knox County Engineering in making any recommended improvements. The applicant has control of all the property adjacent to the intersection of Woods-Smith Rd. and Barnard Rd., making intersection realignment a reasonable possibility.

4. PR zoning at up to 5 du/ac will allow consideration of more flexible development alternatives with an overall density that respects the slope constraints of the site, but allows a reasonable number of dwelling units to be clustered on the less constrained portions of the site. The recommendation gives the applicant the opportunity to submit a plan for up to 57 dwelling units, which could be clustered in any portion of the site. A rezoning application for greater density would be required for consideration of more dwelling units in the future.

5. The entire site, all three sections that are split by Woods-Smith Rd. and Barnard Rd., is considered as one district for the purpose of density calculations. So, the entire acreage on all sides is used to determine the number of units that may be proposed on a development plan. Based on the 11.44 acres reported and using the staff recommended density of 5 du/ac, the total number of units allowed will be 57. This is the aggregate total relating to all three sections of the parcel.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the recommended zoning and density. If the sector plan is amended to MDR as requested, a PR density of up to 12 du/ac could be considered.

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

3. Approval of this request may lead to future rezoning requests for low to medium density residential development in the immediate area, especially on A zoned properties. The sector plan proposes low density residential uses and slope protection for most of the surrounding area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan 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 as Modified

MPC Meeting Date: 2/12/2009

Details of MPC action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 7.5 du/ac. (Applicant requested 10 du/ac.), subject to 2 conditions:
1. No clearing/grading of the site shall occur prior to use on review/concept plan approval by MPC.
2. Development will be limited to townhomes of no more than two stories.

Summary of MPC action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 7.5 dwelling units per acre subject to 2 conditions: 1) No clearing/grading of the site shall occur prior to use on review/concept plan approval by MPC and 2) Development limited to townhomes of no more than two stories.

Date of MPC Approval: 2/12/2009

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: 3/23/2009

Date of Legislative Action, Second Reading: 4/27/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR @ 9.75 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: