

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: 2-C-18-RZ **Related File Number:**
Application Filed: 12/27/2017 **Date of Revision:**
Applicant: VERTEX DEVELOPMENT

PROPERTY INFORMATION

General Location: West side Brakebill Rd., northwest of Strawberry Plains Pike
Other Parcel Info.:
Tax ID Number: 72 267 & 26701 **Jurisdiction:** County
Size of Tract: 100.7 acres
Accessibility: Access is via Brakebill Rd., a major collector street with 17' of pavement width within 55' of right-of-way, or Hammer Rd., a minor collector street with 13' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant. forested land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 9 du/ac
Sector Plan: East County **Sector Plan Designation:** MDR/O
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with agricultural and low to medium density residential development under A and PR zoning. To the south is commercial development and zoning located around the I-40/Strawberry Plains Pike interchange.

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

Street: 521 Brakebill 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: No recent rezoning history
Extension of Zone: Extension of PR zoning from the west
History of Zoning: LI zoning was denied twice in 1988 (8-G-88-RZ) and 1990 (6-N-90-RZ)

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 12 du/ac.

Staff Recomm. (Full): This site is proposed for medium density residential or office uses on the sector plan, consistent with this rezoning request. Because of the site's close proximity to I-40, and its location adjacent to more intense commercial uses to the south, staff is recommending a density of up to 12 du/ac. This site is proposed for medium density residential or office uses on the sector plan, consistent with this rezoning request. Medium density residential uses would serve as a transitional area between commercial and low density residential uses. The property has access to two collector streets and is in close proximity to the Strawberry Plains Pike/I-40 interchange, making it appropriate for medium density residential development, as proposed by the sector 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. PR zoning at the recommended density for the subject property will allow development of the site for attached and/or detached residential uses, consistent with other properties in the area. To the north, along Brakebill Rd. is a PR-zoned parcel at a density of up to 12 du/ac and to the west, along Hammer Rd., is a PR-zoned parcel at a density of up to 9 du/ac.
2. The recommended zoning and density are consistent with the current sector plan proposal for the property.
3. Surrounding development consists of low density residential uses and zoning to the north and commercial uses and zoning to the south, consistent with the recommended zoning and density.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide land development 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 PR is an appropriate zone for this development, if limited to a density of 12 du/ac or less.

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. PR zoning at the recommended density is compatible with surrounding development and zoning, and should have a minimal impact on adjacent properties.
2. The approval of the recommended density of 12 du/ac will allow the applicant to submit a development plan with up to 1208 dwelling units for MPC's consideration, compared to the 906 units that could be proposed at the applicant's requested density of up to 9 du/ac.
3. The maximum of 1208 attached units would add approximately 8962 vehicle trips per day to the street system and about 33 children under the age of 18 to the school system. The applicant's requested 906 attached dwelling units would add approximately 6920 vehicle trips per day to the street system and about 25 children under the age of 18 to the school system.
4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these

provisions are met as part of the required development plan review.

5. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.

6. Sidewalks will be required within the proposed development and may be required along Brakebill Rd. and Hammer Rd.

7. Both collector streets have inadequate pavement widths, so road improvements, including widening, may be required to accommodate the proposed development. A Traffic Impact Study (TIS) will be required if more than 750 trips are generated from the proposed development, which is likely in this case. Both Brakebill Rd. and Hammer Rd. will likely need some improvements in order to accommodate the development. Any road improvements recommended in the TIS will need to be addressed in the development plan. Depending on the number of units, two to three access points may be necessary, including one access point each to both Brakebill Rd. and Hammer Rd.

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 East County Sector Plan proposes MDR/O (Medium Density Residential/Office) uses for the site, consistent with the recommended PR zoning at a density of up to 12 du/ac. The applicant's proposed density of up to 9 du/ac is also consistent with the sector plan proposal for the property.

2. The site is located within the Planned Growth Area 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 as Modified

Meeting Date: 2/8/2018

Details of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 9 du/ac.

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 9 dwelling units per acre.

Date of Approval: 2/8/2018

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: 3/26/2018

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: