

# 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:** 3-B-18-RZ                      **Related File Number:**  
**Application Filed:** 1/22/2018              **Date of Revision:**  
**Applicant:** HARDIN VALLEY FARM DEVELOPMENT, INC.

### PROPERTY INFORMATION

**General Location:** East side Sam Lee Rd., southwest of Solway Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 07205                      **Jurisdiction:** County  
**Size of Tract:** 61.12 acres  
**Accessibility:** Access is via Sam Lee Rd., a major collector street with 20' of pavement width within 50' of right-of-

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached and attached residential development                      **Density:** 3 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR w/HP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with agricultural, rural, low density and medium density residential uses under PR and OB zoning.

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

**Street:** 11048 Sam Lee Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR/TO (Technology Overlay) at up to 2.5 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR/TO (Technology Overlay) at up to 3 du/ac  
**Previous Requests:** Property was rezoned PR at the current density in 2004 (6-J-04-RZ/6-C-04-SP)  
**Extension of Zone:** Yes, extension of PR zoning at up to 3 du/ac from the west  
**History of Zoning:** Property was originally approved for LDR and PR zoning in 2004 (6-J-04-RZ/6-C-04-SP).

### 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) / TO (Technology Overlay) zoning at the increased density of up to 3 du/ac.

Staff Recomm. (Full):

PR zoning at the requested density will allow compatible development of the site, consistent with the sector plan and the adjacent subdivision from which it will share access, and also consistent with the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP).

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 recommended zoning and density for the subject property are appropriate for development of the site, while remaining compatible with surrounding development and zoning, and consistent with the policies of the HRPP. The adjacent subdivision to the north is developing under PR zoning at up to 2.5 du/ac. The land to the west, on the opposite side of Sam Lee Rd., is zoned PR at 1-3 du/ac.
2. With application of the residential density and land disturbance guidelines from the HRPP, the maximum density should be about 2.91 du/ac. Staff has rounded up to 3 du/ac, since that density is compatible with surrounding development. The slope analysis, map and calculations are attached.
3. The adjacent PR development (Hayden Hill) to the north is zoned PR at up to 2.5 du/ac and approved for up to 124 lots (density of 2.26 du/ac). The recommended PR at up to 3 du/ac is a logical extension of that development, from which the subject property will share access. Although a slightly higher density is requested, it is consistent with the sector plan and HRPP, and is compatible with the surrounding zoning pattern.
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. Staff maintains that PR is the most appropriate zone for this development.
3. Depending on the type of development proposed, site plans may be subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCA), since it is located within the TO overlay. The TO overlay will remain, regardless of any change in the base zoning.

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. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Sidewalks may be required on at least one side of each street within the development, and possibly along Sam Lee Rd.
3. To the west is a large parcel of land that is currently zoned PR at 1-3 du/ac, the same as this rezoning proposal.

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. The proposed PR zoning at the increased density of up to 3 du/ac would allow for a maximum of 31 additional dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 332 vehicle trips per day to the street system and would add approximately 12 children under the age of 18 to the school system.

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 designates this site for low density residential (LDR) uses and hillside protection, consistent with the recommended PR zoning and density.
2. The recommended zoning and density do not present any apparent conflicts with any other adopted plans.
3. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Mon., March 5, 2018 (3-B-18-TOR).

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:** 3/8/2018

**Details of Action:**

**Summary of Action:** Recommend the Knox County Commission approve PR/TO (Planned Residential/ Technology Overlay) at a density up to 3 dwelling units per acre

**Date of Approval:** 3/8/2018 **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:** 4/23/2018

**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:**