

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTH CITY SECTOR PLAN AMENDMENT

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 3-D-18-RZ **Related File Number:** 3-A-18-SP
Application Filed: 1/22/2018 **Date of Revision:**
Applicant: RANDY GUIGNARD

PROPERTY INFORMATION

General Location: Northeast side Beverly Rd., south of Oakland Dr.
Other Parcel Info.:
Tax ID Number: 59 002 & 00201 **Jurisdiction:** County
Size of Tract: 88.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: North City **Sector Plan Designation:** AG, SLPA, STPA
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: RB (General Residential), I (Industrial) and F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) & F (Floodway)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), SLPA (Slope Protection Area) & STPA (Stream Protection Area)
Requested Plan Category: LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area)

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 1 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full):

PR zoning at the recommended density will allow reasonable development of the site, consistent with the current sector plan proposal and surrounding development, and also consistent with the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP). The extreme slopes of the property, with sparse and small developable areas, as well as the impact of the adjacent floodway, warrant the recommendation to a density not to exceed 1 du/ac, which would does permit consideration of up to 61 dwelling units, based on the area of the property that is outside of the floodway.

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 to allow reasonable use of the site, while remaining compatible with surrounding development and zoning, and consistent with the policies of the HRPP.
2. With application of the residential density and land disturbance guidelines from the HRPP, the maximum density should be limited to 2.61 du/ac. The slope analysis, map and calculations are attached. However, because of the nature of the slopes and the additional impact of the floodway, staff is recommending to limit density to no more than 1 du/ac.
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. Staff maintains that PR is the most appropriate zone for this development.

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 the Beverly Rd. frontage.
3. 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.
4. The requested PR zoning at a density of up to 5 du/ac would allow for a maximum of 307 dwelling units to be proposed for this site, which has a calculated area of 61.54 acres outside of the floodway that may be counted toward density calculations. That number of detached units, as requested, would add approximately 2909 vehicle trips per day to the street system and would add approximately 109

children under the age of 18 to the school system. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 61 dwelling units to be proposed for the site. That number of detached units would add approximately 658 vehicle trips per day to the street system and would add approximately 22 children under the age of 18 to the school system.

5. About two-thirds of the site is designated for SLPA (Slope Protection Area) on the sector plan (see attached sector plan map). Disturbance of the site (grading and removal of vegetation) for residential lot construction should be limited, to the greatest extent possible, to areas outside of the SLPA and away from the steepest portions of the site, as identified by the staff slope analysis. Best management practices, as identified in the HRPP, should be utilized to minimize the amount of clearing and grading that will be required for the 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 current North City Sector Plan proposes agricultural uses, slope and stream protection for the site. The staff recommended zoning and density are consistent with current sector plan designation for the property. The current I and RB zoning on the property are not consistent with the sector plan.
2. The recommended zoning and density do not present any apparent conflicts with any other adopted plans.

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: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2.75 du/ac.
Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) & F (Floodway) zoning at a density up to 2.75 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:** 6/25/2018
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: Postponed **Disposition of Case, Second Reading:** Withdrawn
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**