

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY 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
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: 4-F-18-RZ **Related File Number:** 4-D-18-SP
Application Filed: 2/12/2018 **Date of Revision:**
Applicant: WILMA L. TEAGUE

PROPERTY INFORMATION

General Location: South side Coward Mill Rd., southwest of Chuck Jones Rd.
Other Parcel Info.:
Tax ID Number: 90 081 **Jurisdiction:** County
Size of Tract: 16.36 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residence
Surrounding Land Use:
Proposed Use: Residential development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** BP-1
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 10108 Coward Mill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: BP-1 (Business Park Type 1)
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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3.5 du/ac. (Applicant requested up to 4 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is consistent with the sector plan recommendation and is compatible with surrounding development and zoning. Under PR zoning, a development plan would have to be reviewed and approved by MPC as a use on review and concept plan. The reduced density of 3.5 du/ac is recommended for better compatibility with surrounding development, and because of the slope characteristics of the site, floodway issues and the limitations of Coward Mill Rd. because of the adjacent narrow railroad and creek crossing to the west.

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. Staff is recommending approval of the associated sector plan amendment to LDR, which allows consideration of PR zoning at a density of up to 5 du/ac. The recommended PR zoning and density are compatible with the surrounding development and zoning pattern.
2. Staff is recommending a reduced density from the request for better compatibility with surrounding development, and because of slope and floodway issues and access road limitations. Staff has completed the attached slope analysis, map and calculations for the subject property. Application of the residential density guidelines would recommend limiting the density to no more than 3.91 du/ac. Staff further reduced the recommended density based on compatibility with other residential developments in the area, and because of the floodway limitations along the west side of the site, along with access road limitations on Coward Mill Rd. The two closest PR-zoned residential subdivisions to the west are zoned at densities of 3 and 3.5 du/ac. Coward Mill Rd. narrows to the west as it crosses Beaver Creek and the railroad tracks, which may present challenges for road widening and other improvements needed to accommodate the proposed development.
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. With the recommended sector plan amendment to LDR, the recommended PR zoning and density are consistent with the sector plan.
2. Sidewalks may be required on at least one side of each street within the development, and possibly along the Coward Mill 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 proposed PR zoning at a density of up to 4 du/ac would allow for a maximum of 65 dwelling units to be proposed for the site. That number of detached units would add approximately 697 vehicle trips per day to the street system and would add approximately 27 children under the age of 18 to the school system. At the staff recommended density of up to 3.5 du/ac, a maximum of 57 dwelling units may be proposed for the site. That number of detached units would add approximately 618 vehicle trips per day to the street system and would add approximately 23 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. Staff is recommending approval of an amendment to the Northwest County Sector Plan map to LDR, which allows consideration of PR zoning at a density of up to 5 du/ac.
2. Approval of this request could lead to future requests for PR zoning in this area.
3. This proposal does 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.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved **Meeting Date:** 4/12/2018

Details of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2.5 du/ac.

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density of up to 2.5 dwelling units per acre

Date of Approval: 4/12/2018 **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: 5/29/2018 **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:**