

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: 4-G-18-RZ **Related File Number:**
Application Filed: 2/21/2018 **Date of Revision:**
Applicant: PRIMOS LAND COMPANY LLC

PROPERTY INFORMATION

General Location: Northwest side E. Copeland Dr., west side Pedigo Rd., northwest side Pedigo Rd.
Other Parcel Info.:
Tax ID Number: 37 025 & 10201 **Jurisdiction:** County
Size of Tract: 82.1 acres
Accessibility: Access is via Pedigo Rd., a major collector street with 19' of pavement width within 55' of right-of-way, Greenwell Dr., a major collector street with 18' of pavement width within 40' of right-of-way or E. Copeland Dr., a local street with 15' of pavement width within 40-50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential development **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR with HP
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed agricultural and rural to low density residential uses, under A, RA and PR zoning.

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

Street: 1015 E Copeland Dr
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: Yes, extension of PR zoning from the east
History of Zoning: None noted

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

Staff Recomm. (Full): PR is an appropriate zone for residential development of this site and is consistent with the sector plan proposal for the property. The property is designated as Rural Area on the Growth Policy Plan, but is adjacent to the Planned Growth Area to the east. In this situation, the maximum permissible density, based on the policies of the Growth Policy Plan, is 3 du/ac. This is the reason for the staff's recommendation of a lesser density than requested.

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 is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern, and consistent with the policies of the Knoxville-Knox County-Farragut Growth Policy Plan.
2. PR zoning at up to 5 du/ac density is consistent with the current LDR sector plan proposal for the site. However, the Growth Policy Plan limits the density that may be permitted, since the property is classified as Rural Area.
3. The recommended density is more compatible with surrounding development than the requested density of up to 5 du/ac. The adjacent PR development to the east of the site on the opposite side of Pedigo Rd. is developed with 98 lots on about 40.5 acres, which is a density of about 2.41 du/ac. That property is zoned PR at 2 or 3 du/ac.
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 proposed development of this site.

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 will allow use of the property for residential development, while maintaining compatibility with surrounding development and zoning. The requested 3 du/ac is consistent with the prevailing densities in the area.
2. Based on the reported acreage of 82.1 acres, the requested density of 5 du/ac would allow for a maximum of 410 dwelling units to be proposed for the site. That number of detached units would add approximately 3797 vehicle trips per day to the street system and would add approximately 168 children under the age of 18 to the school system. At staff's recommended density of up to 3 du/ac

would allow for up to 246 dwelling units to be proposed for the site. That number of detached units would add approximately 2373 vehicle trips per day to the street system and would add approximately 101 children under the age of 18 to the school system.

3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.

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 sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

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 North County Sector Plan designates this site for low density residential uses and hillside protection, consistent with PR zoning at up to 5 du/ac. Because a portion of the property is designated as hillside protection on the sector plan, staff produced a slope analysis for the property. This analysis revealed that 59 acres of the site are outside of the hillside protection area and another 11.5 acres of the site has slopes of less than 15%. Since only about 12 of the 82.1 acres are under hillside protection, it was not necessary to recommend a reduced density based on the slopes on the site. Application of the residential density guidelines from the Hillside and Ridgetop Protection Plan produces a maximum density of 4.56 du/ac, which is well above the 3 du/ac that can be recommended based on the Rural Area policies of the Growth Policy Plan.

2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which limits PR density to 3 du/ac on a property that is adjacent to the Planned Growth Area, which is located to the south, east and west of the subject property.

3. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area, consistent with the sector plan proposal.

4. 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 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.

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

Details of Action:

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 3 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:**