

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-I-18-RZ
Application Filed: 2/26/2018
Applicant: BALL HOMES, LLC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest end Bryant Ln., northwest of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 105 & 106 **Jurisdiction:** County
Size of Tract: 14.7 acres
Accessibility: Proposed access will be from a local street within the Laurel Ridge Subdivision to the southwest, which will have 26' of pavement width within 50' of right-of-way. Current access is from Bryant Ln., a local street with 11' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (MU-Co-6)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area just west of the Pellissippi State campus is developed with low density residential uses under A, PR and RA zoning. The campus is zoned BP/TO.

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

Street: 2521 Bryant Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay), A (Agricultural) / TO & PR (Planned Residential) / TO at 1-4 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR zoning from three sides
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning at a density of up to 4 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full): PR/TO zoning at the recommended density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. Staff is recommending a lower density than requested for better compatibility with surrounding development and zoning densities. The highest surrounding PR density is 4 du/ac.

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 PR zoning and density are consistent with the sector plan proposal for the site and consistent with other zoning and development in the area.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. Low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. The site is appropriate to be developed under PR zoning at the requested density in the LDR category. A slope analysis was done on the site and the associated calculations revealed that the requested density is slightly more than should be recommended with application of the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP). The maximum density should be 4.64 du/ac based on the HRPP guidelines. The slope map, analysis and calculations are attached.
5. 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 of a development plan 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. At the requested density of up to 5 du/ac on the 14.7 acres calculated, up to 73 dwelling units could be proposed for the site. If developed with detached residential units, this would add approximately 776 trips to the street system and about 30 children to the school system. At the staff recommended density of up to 4 du/ac, up to 58 units could be proposed for the site. If developed with detached

residential units, this would add approximately 628 trips to the street system and about 24 children to the school system.

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

4. Laurel Ridge subdivision to the southwest is in the Parental Responsibility Zone for the Hardin Valley Schools to the west. Sidewalks will be required on at least one side of each street within the development, connecting with the adjacent subdivision sidewalks.

5. There is an approved stub street along the northeast border of the adjacent Laurel Ridge subdivision that is expected to be used for access. If Bryant Ln. is proposed for access, significant improvements will be required, including widening. Bryant Ln. currently has about 11' in pavement width. A traffic impact study (TIS) was completed as part of the approval process for Laurel Ridge subdivision to the southwest. This TIS will need to be updated to account for the additional lots resulting from this proposal.

5. 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.

6. 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 Northwest County Sector Plan proposes low density residential uses for this property, which allows consideration of PR zoning at up to a maximum of 5 du/ac.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

4. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning. This request is scheduled to be considered by TTCDA on Mon., April 9, 2018 (4-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:	Denied	Meeting Date:	4/12/2018
Details of Action:	DENY PR (Planned Residential) / TO (Technology Overlay) zoning.		
Summary of Action:	Deny PR (Planned Residential) / TO (Technology Overlay) zoning.		
Date of Approval:	Date of Denial:	4/12/2018	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: <input type="checkbox"/> Action Appealed?: 4/27/2018		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/25/2018

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Approve PR (k) Planned Residential / TO (Technology Overlay) with the condition that there be no more than 45 units.

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: