

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-B-17-RZ **Related File Number:** 5-B-17-SP
Application Filed: 3/23/2017 **Date of Revision:**
Applicant: MARSH-DON, LLC

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

PROPERTY INFORMATION

General Location: East side N. Campbell Station Rd., south of El Rancho Trl.
Other Parcel Info.:
Tax ID Number: 117 011 **Jurisdiction:** County
Size of Tract: 20 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 2 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG w/ HP
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 1808 N Campbell Station Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
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 2 du/ac, as requested.

Staff Recomm. (Full): PR zoning at the recommended density is compatible with the surrounding zoning pattern and is consistent with the policies of the Growth Policy Plan for the Rural Area. The proposed density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this property, which is not contiguous with the Planned Growth Area. The proposed density is just slightly above what would be allowed with strict application of the residential density and land disturbance guidelines of the Hillside and Ridgetop Protection Plan (HRPP).

Comments: EZONING 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 zoning at the proposed density is appropriate for the development of the property. PR offers flexibility in lot sizes and subdivision design, as well as requiring use on review approval of development plans by MPC.
2. The density of up to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The closest PR zoned area is to the north and is also in the Rural Area, but closer to the Planned Growth Area, which ends south of Hardin Valley Rd. and west of Steele Rd. That property was proposed for a density of 3 du/ac, but was recommended by staff for 2 du/ac. Final zoning approval of that site was for PR zoning at a density of up to 2.7 du/ac. That site is currently under development.
3. PR zoning at up to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. This site has access to N. Campbell Station Rd., a minor arterial street capable of handling the additional traffic, subject to providing an access road with adequate sight distance for safely exiting the subdivision. The property is located on a curved section of N. Campbell Station Rd. where access roads need to be carefully located to maximize safety.
4. PR zoning will require MPC concept plan and use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed. It will also identify the types of residential units that may be constructed.

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. Public water is available at the site. Sewer utilities are available in the area to serve the site, but may need to be extended to serve this property.
2. At the proposed density of up to 2 du/ac, up to 40 dwelling units could be proposed on the subject property. The proposed development of detached dwellings on individual lots would add approximately 446 vehicle trips per day to the street system and about 21 children under the age of 18

to the school system.

3. Because a large portion of the property is designated for slope protection on the sector plan map, staff ran the attached slope analysis and calculations on the property. Almost 12 of the 20 total acres of the site has slopes of greater than 25%. With strict application of the Residential Density and Land Disturbance Guidelines from the HRPP, the recommended density would be up to 1.69 du/ac. This calculation uses the maximum LDR density of 5 du/ac, since the property is recommended for approval of LDR on the sector plan, consistent with its current RA zoning. Staff has rounded up the HRPP strict density recommendation of 1.69 du/ac to the requested 2 du/ac, partially because of the property's current zoning of RA, which could yield a density of between 3 and 4 du/ac with little to no hillside protection because of the minimum lot size requirement of 10,000 sq. ft. per lot. The PR zone permits clustering of development in the less steep portions of the site, which appears more dense, but allows for significant preservation of the steep portions of the site. The difference in the number of possible dwelling units between 1.69 du/ac and 2 du/ac is 6.

3. Sidewalks will be required on at least one side of each street within the development, and possibly along the N. Campbell Station Rd. frontage.

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 recommended zoning and density are compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

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 the site, consistent with PR zoning at up to 2 du/ac.

2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The recommended zoning and density meet all requirements for rezoning within the Rural Area. The recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this property that is non-contiguous to any Planned or Urban Growth Area. If it was contiguous, up to 3 du/ac could be considered.

3. This request may generate similar requests for low density plan designations and PR zoning in this area in the future on properties in this area.

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:** 5/11/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 2 dwelling units per acre, as requested.

Date of Approval: 5/11/2017 **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: 6/26/2017

Date of Legislative Action, Second Reading: 7/24/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: