

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: 5-C-16-RZ
Application Filed: 3/21/2016
Applicant: HEALY HOMES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side N. Campbell Station Rd., northeast of El Rancho Trl.
Other Parcel Info.:
Tax ID Number: 117 021 OTHER: NW SIDE OF CAMPBELL STATION RD **Jurisdiction:** County
Size of Tract: 20 acres
Accessibility: Access is via N. Campbell Station Rd., a minor arterial street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, agricultural
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR, SLPA w/ HP
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

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

Street: 2021 N Campbell Station Rd
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: No
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 2 du/ac. (Applicant requested 3 du/ac.)

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 current sector plan proposal of low density residential would permit consideration of PR zoning at a density of either 2 or 3 du/ac, but 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, which is not contiguous with the Planned Growth Area.

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 zoning at the recommended density is appropriate for the development of the property. PR offers flexibility in lot sizes and subdivision design, as well as the required use on review approval of development plans by MPC.
2. The recommended density of up to 2 du/ac is more compatible with surrounding densities than the proposed density of up to 3 du/ac. The closest PR zoned area is to the northeast 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 and approved for 2 du/ac.
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.
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 will need to be extended to this property.
2. At the staff's recommended 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. At the applicant's proposed density of up to 3 du/ac, up to 60 dwelling units could be proposed on the subject property. The proposed development of detached dwellings on individual lots would add approximately 648 vehicle trips per day to the street system and about 32 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. About a quarter of the site has slopes of greater than 25%. With application of the Residential Density and Land Disturbance Guidelines from the Hillside and Ridgetop Protection Plan (HRPP), the recommended density would be up to 2.9 du/ac. This calculation uses the maximum LDR density of 5 du/ac, since the property is proposed for LDR on the sector plan. However, because of the property's location within the Rural Area on the Growth Plan map, a maximum of 2 du/ac is permitted. This site and its surrounding area demonstrate the need for an update to the Growth Plan. Utilities are available and the sector plan proposes low density residential uses.

4. 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 5 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 meets all requirements for rezoning within the Rural Area, but the requested density of 3 du/ac is not consistent with the policies of the Growth Policy Plan, which require that the subject property be contiguous to other property in either Planned or Urban Growth Areas. 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 non-contiguous property.

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:** 5/12/2016
Details of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2.7 du/ac.
Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 2.7 dwelling units per acre
Date of Approval: 5/12/2016 **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: 6/27/2016 **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:**