

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 5-C-17-RZ **Related File Number:** 5-C-17-SP
Application Filed: 3/24/2017 **Date of Revision:**
Applicant: BILLY EVANS

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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400 Main Street
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PROPERTY INFORMATION

General Location: Southeast side E. Raccoon Valley Dr., southwest of Raccoon Woods Rd.
Other Parcel Info.:
Tax ID Number: 26 044, 049 & 050 **OTHER: PARCEL 44 ONLY FOR SP** **Jurisdiction:** County
Size of Tract: 37.29 acres
Accessibility:

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 and AG w/ HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 702 E Raccoon Valley 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:
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 3.5 du/ac (Applicant requested 5 du/ac), subject to one condition.

Staff Recomm. (Full): 1. The rear, southernmost portion of the site must remain undisturbed, consistent with the area depicted on the attached map.

PR zoning at the recommended density, with the condition, will allow reasonable development of the site, consistent with the sector plan and surrounding development. The reduced density and condition are recommended in order keep the development more compatible with surrounding development and zoning and to preserve the steeper slopes on the property.

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 zoning and density for the subject property are appropriate to allow reasonable use of the site, while remaining relatively compatible with surrounding development and zoning.
2. With application of the residential density and land disturbance guidelines from the Hillside and Ridgetop Protection Plan (HRPP), the maximum density should be about 3.5 du/ac. Almost 10 acres of the site is comprised of slopes of greater than 25%. The recommended condition to maintain an undisturbed area will preserve the steepest slopes on the property from any clearing or grading. The slope map, slope analysis and slope calculations from the HRPP guidelines are all attached.
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 will be required on at least one side of each street within the development, and possibly along the E. Raccoon Valley Dr. frontage.
3. To the north, east and west are developed or developing subdivisions at similar densities to the requested zoning and density.
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 proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 186 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 1835 vehicle trips per day to the street system and would add approximately 92 children

under the age of 18 to the school system. The recommended PR zoning at a density of up to 3.5 du/ac would allow for a maximum of 111 dwelling units to be proposed for the site. That number of detached units would add approximately 1141 vehicle trips per day to the street system and would add approximately 55 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 North County Sector Plan map to LDR, within which the recommended zoning and density are compatible. The applicant's requested density of up to 5 du/ac is not consistent with the policies of the HRPP and would not be less compatible with surrounding development and zoning.
2. Approval of this request could lead to future requests for PR zoning in this area, consistent with the sector plan proposal between this site and I-75 to the northeast.
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:** 5/11/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 3.5 dwelling units per acre, subject to one condition.

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:

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: