

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-H-18-RZ

Related File Number:

Application Filed: 4/27/2018

Date of Revision:

Applicant: SMITHBILT, LLC

PROPERTY INFORMATION

General Location: Southwest side Stormer Rd., northwest of Maple Place Blvd.

Other Parcel Info.:

Tax ID Number: 29 157.01 & 157.02

Jurisdiction: County

Size of Tract: 11 acres

Accessibility: Access is via Stormer Rd., a minor collector street with 22' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Detached residential

Density: 5 du/ac

Sector Plan: Northeast County **Sector Plan Designation:** LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A, PR and RA zoning.

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

Street: 6129 Stormer Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RA (Low Density Residential)

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

Staff Recomm. (Full): PR zoning at the recommended density will allow reasonable development of the site, consistent with the sector plan and compatible with surrounding zoning and surrounding built environment. The average of the actual built density of the two closest detached residential subdivisions to the south on the same side of Stormer Rd. is less than 3 du/ac, therefore staff is recommending a density for this site which will be compatible with the surrounding development pattern.

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 compatible with surrounding development and zoning.
2. Staff has analyzed the actual as-built densities of two nearby subdivisions to the south on the same side of Stormer Rd., in order determine a compatible density for the subject property. Oak Place, directly south and zoned RA, is developed with 99 lots on about 34 acres for an actual density of 2.9 du/ac. Ansley Oaks, further south off of Stormer Rd. and zoned PR at 1-3 du/ac, has 51 lots on 22 acres for an actual density of 2.31 du/ac. The conclusion is that the average density of two of the closest and most comparable subdivisions is less than 3 du/ac, which justifies the recommendation for a lesser density on the subject property for better compatibility.
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. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
2. 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.
3. Based on the site area of 11 acres for the site, the proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 55 dwelling units to be considered for the site. That number of detached units would add approximately 598 vehicle trips per day to the street system and would add approximately 18 children under the age of 18 to the school system. The recommended PR zoning at a density of up to 3 du/ac would allow for a maximum of 33 dwelling units to be proposed for the site. That number of detached units would add approximately 374 vehicle trips per day to the street system and would add approximately 11 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. The Northeast County Sector Plan designates this site for low density residential (LDR) uses, consistent with the recommended PR zoning and density. The requested density of 5 du/ac is allowable within the LDR designation, but is not compatible with prevailing residential densities in the area.
2. Approval of this request could lead to future requests for PR zoning on nearby properties, consistent with the sector plan proposal of LDR in the area.
3. The recommended zoning and density do 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.

Action: Approved **Meeting Date:** 6/14/2018

Details of Action:

Summary of Action: Recommend the Knox County Commission APPROVE PR (Planned Residential) zoning at a density up to 5 dwelling units per acre

Date of Approval: 6/14/2018 **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: 7/23/2018

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: