

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: 6-J-18-RZ **Related File Number:**
Application Filed: 4/30/2018 **Date of Revision:**
Applicant: B & B BUILDERS, INC.

PROPERTY INFORMATION

General Location: Northeast side Dry Gap Pike, southeast of Autumn Path Ln.
Other Parcel Info.:
Tax ID Number: 47 PART OF 247 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 9.86 acres
Accessibility: Access to the subdivision is via Dry Gap Pike, a major collector street with 20' of pavement width within 110' of right-of-way. This site's access will be from Rocky Plains Ln., a local street within the adjacent Autumn Walk subdivision with 26' of pavement width within 50 of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 4.5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural, rural and low density residential development under A, RA and PR zoning.

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

Street: 1528 Dry Gap Pike
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: Yes, extension of PR from the north
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 4.5 du/ac

Staff Recomm. (Full): PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. It is a logical extension of the zoning and density from the north.

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. This subdivision is accessed from Dry Gap Pike, a major collector street, and is adjacent to other comparable residential developments in the area, zoned PR and RA.
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. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern. The adjacent property to the north is zoned PR at up to the same 4.5 du/ac as requested on the subject property, so the proposal is a logical extension of zoning from the north.
4. The site is appropriate to be developed under PR zoning at the requested density.
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.

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 4.5 du/ac on the 11.98 acres reported, up to 49 dwelling units could be proposed for the site. If developed with attached residential units, as proposed, this would add approximately 502 trips to the street system and about 4 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.
3. The approval of this request will allow the applicant to submit a development plan with up to 49 dwelling units for MPC's consideration.
4. The middle of the site is designated as hillside protection on the sector plan. Staff produced the attached slope analysis, slope map and slope calculations in order to compare the requested density to the what would be acceptable based on the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP). Application of the HRPP guidelines produces a maximum

recommended density of about 4.17 acres. However, because the site is proposed to be accessed through the adjacent development that is zoned PR at up to 4.5 du/ac, staff is recommending the slight higher density requested. However, the applicant will be expected to cluster the development on the flatter portions of the site. This should be feasible because the applicant is proposing attached dwelling units.

5. Public water and sanitary sewer utilities are available 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 North County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 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.

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 4.5 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:** 8/27/2018

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:**