

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
w w w • k n o x m p c • o r g

File Number: 8-J-15-RZ **Related File Number:**
Application Filed: 6/29/2015 **Date of Revision:**
Applicant: SHADY GLEN LLC

PROPERTY INFORMATION

General Location: South side Hardin Valley Rd. , west of Westcott Blvd.
Other Parcel Info.:
Tax ID Number: 104 01708 **Jurisdiction:** County
Size of Tract: 10 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 155' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 6 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located within a mixed use corridor along Hardin Valley Rd., east of Pellissippi Parkway.

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

Street: 10210 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at up to 4 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 6 du/ac
Previous Requests: Current zoning established in 2007 (6-H-07-RZ).
Extension of Zone: Yes, extension of PR at up to 6 du/ac from the south and east
History of Zoning: Adjacent property to south and east was rezoned PR at 6 du/ac in early 2015 (1-D-15-RZ)

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 the requested increase in PR (Planned Residential) zoning density from up to 4 to up to 6 du/ac.

Staff Recomm. (Full): The subject property is proposed for medium density residential development, consistent with the proposal. It is a logical extension of zoning and density from the south and west. The attached slope analysis and calculations indicate conformance with the residential density recommendations of the Hillside and Ridgetop Protection Plan (HRPP).

Comments: NOTE: The rezoning requests 8-I-15-RZ and 8-J-15-RZ are from the same applicant and both properties are proposed to be part of the same development.

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 current PR zoning is the most appropriate residential zone for this site, because of its flexibility in lot sizes, and the ability to cluster development in the more suitable areas of the site. The developer should make every attempt to preserve existing trees on the site and keep development off of the steepest slopes.
2. The site is adjacent to a larger parcel that was rezoned PR at up to 6 du/ac earlier this year. However, staff had recommended a density of up to 3 du/ac on that site because of the slope characteristics. Both MPC and Knox County Commission approved a density of up to 6 du/ac. The subject property does not have as much steep-sloped area and is currently designated for medium density residential development, so is appropriate for the proposed zoning density.
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 elements 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 proposed development of this site.

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. PR zoning at the requested density will allow the property to be developed, but will require use on review development plan approval by MPC prior to construction.
2. Based on the calculated 9.78-acre size of the property and factoring in the sector plan designation for medium density residential uses, the proposed PR zoning at a density of up to 6 du/ac would allow for a maximum of 58 dwelling units to be proposed for the site. That number of attached units would add approximately 585 vehicle trips per day to the street system and would add approximately 11 children under the age of 18 to the school system.
3. Hardin Valley Rd. is a 4-lane, median-divided, minor arterial street with sufficient capacity to

support medium density residential development of this site.

4. PR zoning at the current density is compatible with the scale and intensity of the surrounding development and zoning pattern. The proposed density of 6 du/ac conforms with the residential slope protection policies of the HRPP.

5. Public water and sanitary sewer utilities are available in the area, but may need to be extended 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 Northwest County Sector Plan designates this site for medium density residential uses with slope protection, consistent with the current PR zoning and density.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may lead to future requests for PR zoning on other A-zoned properties in the area, consistent with the sector plan proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern 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: 8/13/2015

Details of Action:

Summary of Action: Recommend the Knox County Commission approve the requested increase in PR (Planned Residential) zoning density from up to 4 to up to 6 dwelling units per acre

Date of Approval: 8/13/2015

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: 9/28/2015

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: