



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 2-P-06-RZ **AGENDA ITEM #:** 56
 2-E-06-SP (REVISED) **AGENDA DATE:** 4/13/2006

POSTPONEMENT(S): 2/9/2006

▶ **APPLICANT:** HOLROB-DAVIS-SHIPE PARTNERSHIP
OWNER(S): BARBARA JAMES DELBERT ARMS

TAX ID NUMBER: 27 223,244,245
 JURISDICTION: Commission District 7

▶ **LOCATION:** Southwest side Norris Freeway, southeast side Highland View Rd.
 ▶ **TRACT INFORMATION:** 39.5 acres.
 SECTOR PLAN: North County
 GROWTH POLICY PLAN: Rural Area
 ACCESSIBILITY: Access is via Shade Weaver Rd and Highland View Rd., both local streets, with 16' to 18' pavements within 40' rights-of-way.
 UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) / A (Agricultural)
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Residence and vacant land
 ▶ **PROPOSED USE:** Residential subdivision
DENSITY PROPOSED: 3 du/ac
 EXTENSION OF PLAN DESIGNATION/ZONING: No
 HISTORY OF ZONING REQUESTS: None noted
 SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Norris Freeway, residences and vacant land / RR/ A Agricultural
 South: Residences / RR/Agricultural
 East: Residences / RR/Agricultural
 West: Residences / RR/Agricultural
 NEIGHBORHOOD CONTEXT: This property is in a rural area of scattered single family housing that has developed under Agricultural zoning.

STAFF RECOMMENDATION:

▶ **DENY LDR (Low Density Residential) designation**

The rural residential designation on this site, which is surrounded by rural residential and open space uses and has steep slopes on large portions of it, make the site unsuitable for low density residential designation.

► **APPROVE PR (Planned Residential) zoning.**

APPROVE a density of one dwelling per acre. Applicant requests 1 to 3 du/ac.

PR zoning at one dwelling per acre is consistent with the physical constraints of the site and compatible with surrounding development.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located adjacent to rural residential properties zoned Agricultural and is not contiguous to a low density residential designated area.
2. The PR zoning at a density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the current sector plan and Growth Policy Plan.
3. Other properties in the area are developed with agricultural and rural residential uses under A zoning.

THE EFFECTS OF THE PROPOSAL

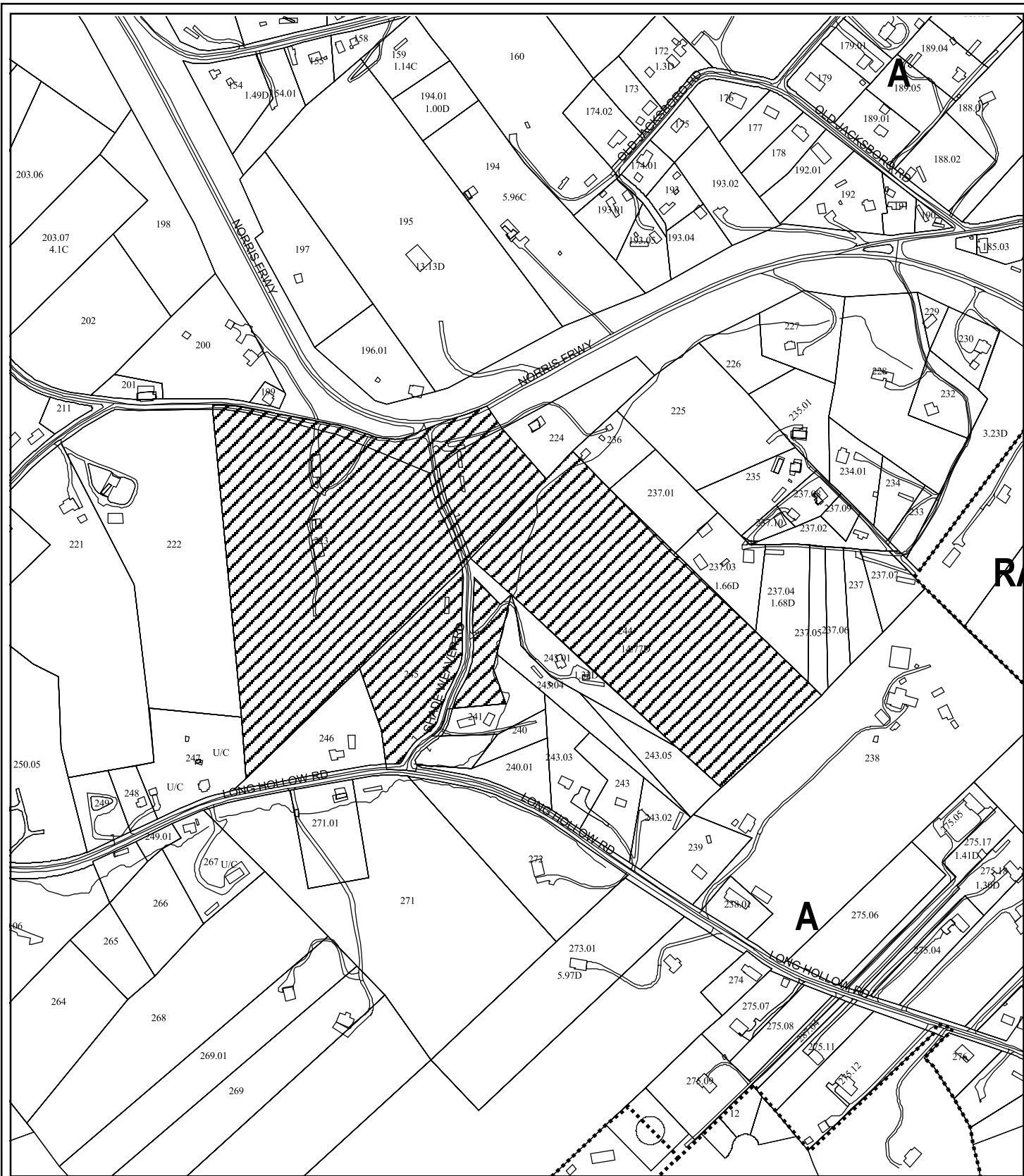
1. Public water and sewer utilities are not currently available at the site. However, the applicant has provided the attached letter from Hallsdale Powell Utility District that indicates that water and sanitary sewer service may be provided to the site.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 45 dwelling units to be proposed for the site. That number of single family detached units would add approximately 450 vehicle trips per day to the street system and approximately 29 children under the age of 18 to the school system. The applicant's conceptual plan showing 105 lots would be 2.6 du/ac for the site. That number of single family detached units would add approximately 1,050 vehicle trips per day to the street system and approximately 69 children under the age of 18 to the school system.
3. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development. Adequate sight distance from proposed access points will need to be certified on the development plans. This site has several streets where access could potentially be provided.
4. Norris Freeway is a limited access facility which may not be available to provide direct vehicular access to this site.
5. In meeting the requirements of the Growth Policy Plan for rezoning in the Rural Area, the applicant has provided the attached traffic impact analysis addressing the capacity and condition of streets connecting the site into the Planned Growth Area. A full traffic impact analysis may be required at the concept subdivision review stage that will address the exact nature of improvements that will be needed based on a more specific development plan.
6. Based on the attached slope analysis, about 45% of the site has slopes of 25% or greater. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. Based on the slope analysis, if MPC were inclined to recommend that the sector plan be amended to LDR, staff would recommend approving a density of no more than 2 du/ac.
7. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The proposed sector plan amendment and zoning density are out of character with the surrounding area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac, but not consistent with the proposed density of 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map and not contiguous to Planned Growth. With an approved sector plan amendment to LDR, the proposal meets all Growth Policy Plan requirements for approval of PR zoning at 1 to 2 du/ac, but not 3 du/ac because the site is not contiguous to Planned Growth.
3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, especially with the extension of sewer to this site.

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.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-P-06-RZ
REZONING**



From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 01/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Holrob-Davis-Shipe Partnership

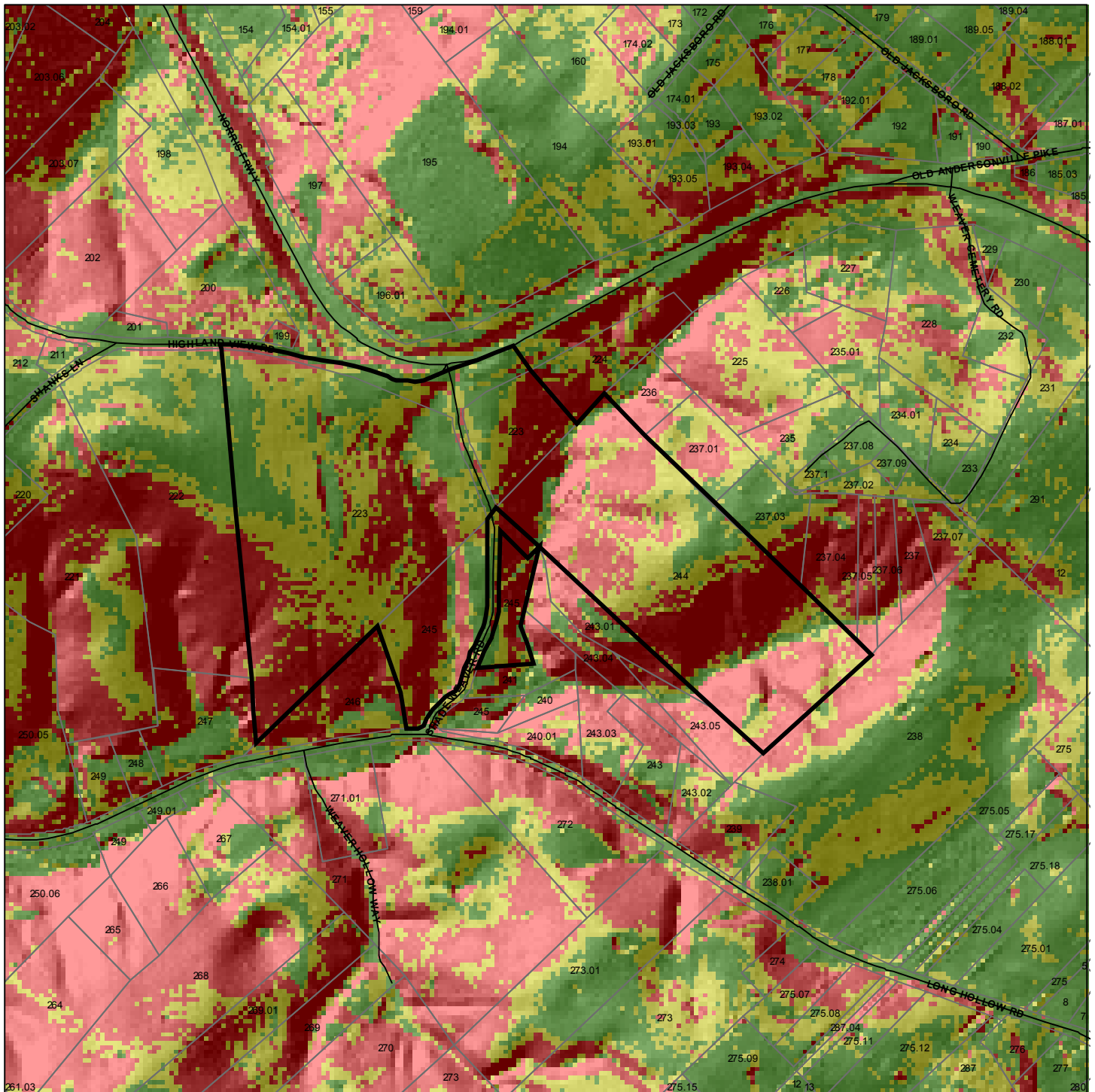
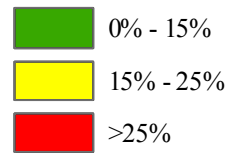
Map No: 27

Jurisdiction: County



2-P-06-RZ Slope Analysis

Percent Slope



2-P-06-RZ REZONING



From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 1/26/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Holrob-Davis-Shipe Partnership
Map No: 193
Jurisdiction: County



2-P-06-RZ Slope Analysis

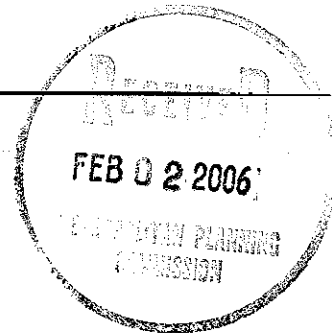
Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	13619	7.8162	19.11%
15%-25%	2	24583	14.1087	34.50%
> 25%	3	33057	18.9721	46.39%
Total Acres			40.8970	100.00%

2-E-06-SP
2-P-06-RZ
Item #56





Knoxville Utilities Board



2-E-06-SP
2-P-06-RZ

January 24, 2006

Mr. John Anderson
SITE, Incorporated
2033 Castaic Lane, Suite 101
Knoxville, TN 37932

Dear Mr. Anderson:

Re: Shade Weaver Road at Norris Freeway

This letter is in response to your request concerning the availability of utility services for the above referenced area. KUB has the following facilities currently available to this location:

- Electric Service
- Gas Service (a main extension will be required)

If the capacity or location of the existing facilities is not adequate, KUB may require a contribution in aid of construction (CIAC) from the property owner to offset the cost of installing additional facilities as required to meet the needs of the proposed development. These services will be furnished in accordance with the KUB's standard Rules and Regulations and standard service policies.

These utility services will be supplied after formal application has been made, after any CIAC monies have been received, and as soon as construction schedules and availability of materials will permit.

If you need additional information or if I can be of further assistance to you, please call me at 558-2639.

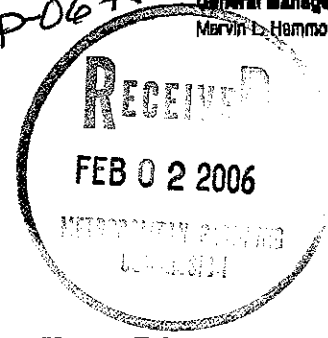
Sincerely,

Alberta H. Jones
New Service Department



Commissioners
 Jim Hill
 William Poston
 Paul Corum
 General Manager
 Marvin D. Hammond

2-E-06-SP
 2-P-06-RZ



January 31, 2006

RE: Sewer & Water Availability to Parcels 223, 244 & 245 off Shade Weaver Rd

To Whom It May Concern:

Sewer is not available in the area near the above referenced parcels off Norris Freeway at Shade Weaver Road. These parcels would have to be pumped back to the south to connect to the existing sewer system. There is water line in the area of these parcels but they would have to be upgraded to support development. The owner would have to pay for the cost to pump the sewer into the existing system and upgrade the water lines to serve any future development.

If we can be of further service to you on this subject, please let us know.

Sincerely,

A handwritten signature in cursive script that reads "Darren Cardwell".

Darren Cardwell
 Vice President/Chief Operating Officer