



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

▶ **FILE #:** 4-F-07-RZ
4-D-07-SP

AGENDA ITEM #: 76
AGENDA DATE: 4/12/2007

▶ **APPLICANT:** THE FULLER GROUP
OWNER(S): HARDIN VALLEY LAND PARTNERS LLC
SEAL EVERETT & WINNIE

TAX ID NUMBER: 129 038,038.03,038.04,038.05, 038.06,038.07,038.08,038.09,038.10
JURISDICTION: Commission District 6

▶ **LOCATION:** Southeast side Hickory Creek Rd., southeast of West Gallaher Ferry Rd.

▶ **TRACT INFORMATION:** 49.35 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Hickory Creek Rd., a minor arterial street with 21' of pavement width within 50' of right of way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox 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:** Vacant land

▶ **PROPOSED USE:** Residential

DENSITY PROPOSED: 3 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Hickory Creek Rd. - Rural residential / A-RR & SLPA / A (Agricultural)

ZONING South: Rural residential / A-RR & SLPA / A (Agricultural)

East: Rural residential / A-RR & SLPA / A (Agricultural)

West: Rural residential / A-RR & SLPA / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural residential uses under A zoning.

STAFF RECOMMENDATION:

▶ **DENY LDR (Low Density Residential) sector plan designation.**

Low density residential use of this site would be out of character with the surrounding development and zoning

pattern. The current sector plan proposal for agricultural and rural residential uses is appropriate and should be maintained.

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

APPROVE a density of up to 1 du/ac, consistent with sector plan recommendation. (Applicant requested 3 du/ac.)

PR zoning at the recommended density is more compatible with surrounding development, is consistent with the sector plan, takes into account the site limitations, and requires development plan review and approval by MPC.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located about a quarter mile west of a residential subdivision on the north side of Hickory Creek Rd., zoned PR at 1 to 1.8 du/ac. That site is designated for low density residential development on the sector plan. West of the subject parcel is nothing but agricultural and rural residential uses, zoned primarily Agricultural. There is an area to the west of this site that is zoned RA, but it is not developed with low density residential uses and is not designated for LDR uses on the sector plan. The requested density is clearly not compatible with surrounding land uses.
2. The recommended zoning and 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. Considering the slope characteristics of the site, the wet weather creek traversing through the front of the site, and the proposed SR-475 recommended alignment traversing through the middle of the site, which severely reduce the developable area of the site, the reduced density recommendation is necessary. The perceived density, when suitable portions of the site are developed, will be considerably higher than the zoning density assigned. Only about 30 acres or less of the site remains if the steep areas and the SR-475 right of way are removed.
4. Other properties in the area are developed with agricultural, rural and some low density residential uses under A, RA and PR 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 West Knox 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 49 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 490 vehicle trips per day to the street system and would add approximately 34 children under the age of 18 to the school system. The requested density of 3 du/ac would allow for a maximum of 147 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 1,470 vehicle trips per day to the street system and would add approximately 104 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 appears to be available on Hickory Creek Rd. but will need to be certified on the development plans.
4. As shown on the attached slope analysis map, about a third of the site (16.16 acres) is located within TDOT's SR-475 recommended alignment footprint. This corridor is anywhere between 440 and 520 feet wide and traverses directly through the middle of the site. The applicant will be expected to work with MPC staff, Knox County Engineering and TDOT in addressing this issue.
5. In meeting the requirements of the Growth Policy Plan for rezoning in the Rural Area, the applicant has provided the attached traffic impact letter addressing the capacity and condition of streets connecting the site into the Planned Growth Area, which is located about 2.5 miles to the east on Hardin Valley Rd. at Steele Rd. or about 2 miles to the southwest at Buttermilk/Everett Rd. Hickory Creek Rd. and Hardin Valley Rd. are classified as minor arterial streets on the Major Road Plan map. The letter concludes that Hickory Creek Rd., at 21 to 21.5 feet wide, is adequate to handle the additional trips that will be generated by the proposed development.
6. Based on the attached slope analysis, about 13% of the site has slopes of 25% or greater, most of which is in the portion south of the proposed parkway alignment. 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 for the entire site and on the Growth Policy Plan requirements, if MPC were inclined to recommend that the sector plan be amended to LDR in order to approve a PR density of more than 1 du/ac, staff would recommend approving a density of no more than 2 du/ac.

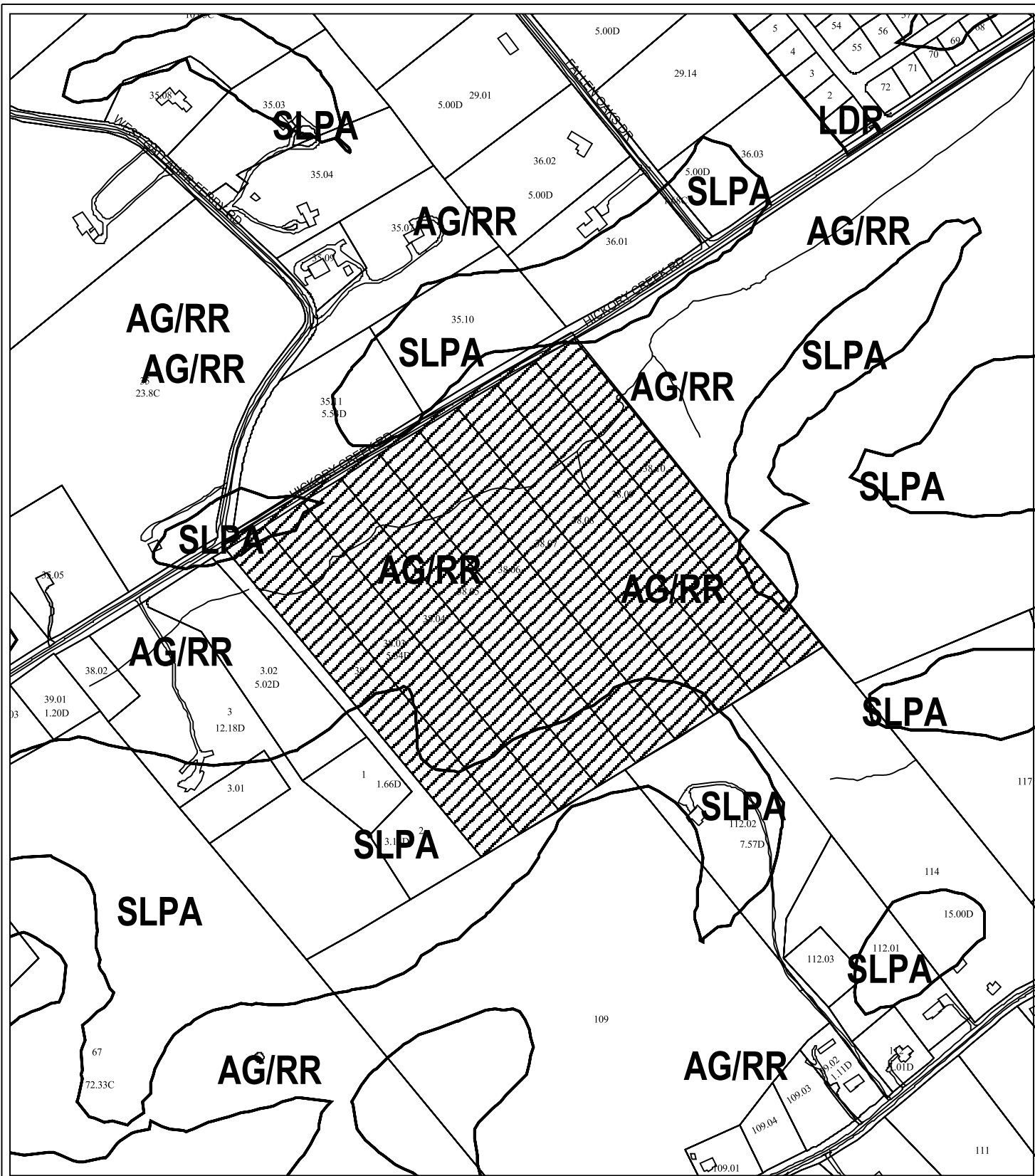
8. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The proposed sector plan amendment and zoning density are out of character with the surrounding area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

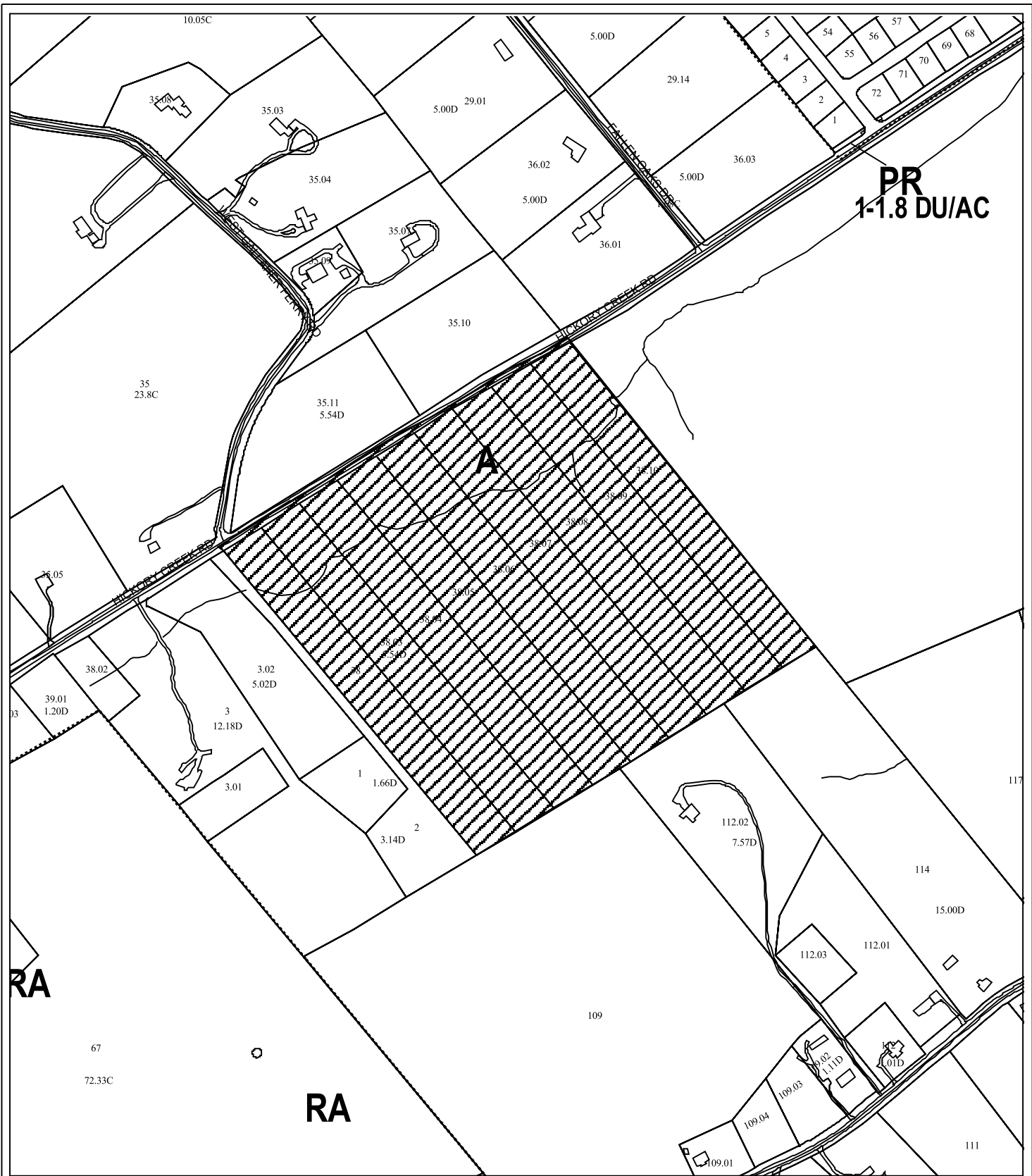
1. The Northwest County Sector Plan, which was updated in late 2003, proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac, but not consistent with the proposed density of 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. In order to meet all Growth Policy Plan requirements, with an approved sector plan amendment to LDR, the highest density that may be permitted under PR zoning would be up to 2 du/ac, because the site is not contiguous with the Planned Growth Area. If the site were contiguous with the Planned Growth, the application would meet the requirements for a density of up to 3 du/ac.
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 for action on 5/29/2007. If denied, MPC's action is final, unless the action to deny is appealed to . 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.



<p>4-D-07-SP/4-F-07-RZ SECTOR PLAN AMENDMENT NORTHWEST COUNTY SECTOR PLAN AMENDMENT</p>		<p>Petitioner: The Fuller Group</p> <p>Map No: 129</p> <p>Jurisdiction: County</p>
	<p>From: A/RR (Agricultural/Rural Residential)</p> <p>To: LDR (Low Density Residential)</p>	<p>0 500'</p>
<p>Original Print Date: 03/20/07 Revised:</p> <p>Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902</p>		



4-F-07-RZ
REZONING

Petitioner: The Fuller Group
 Map No: 129
 Jurisdiction: County



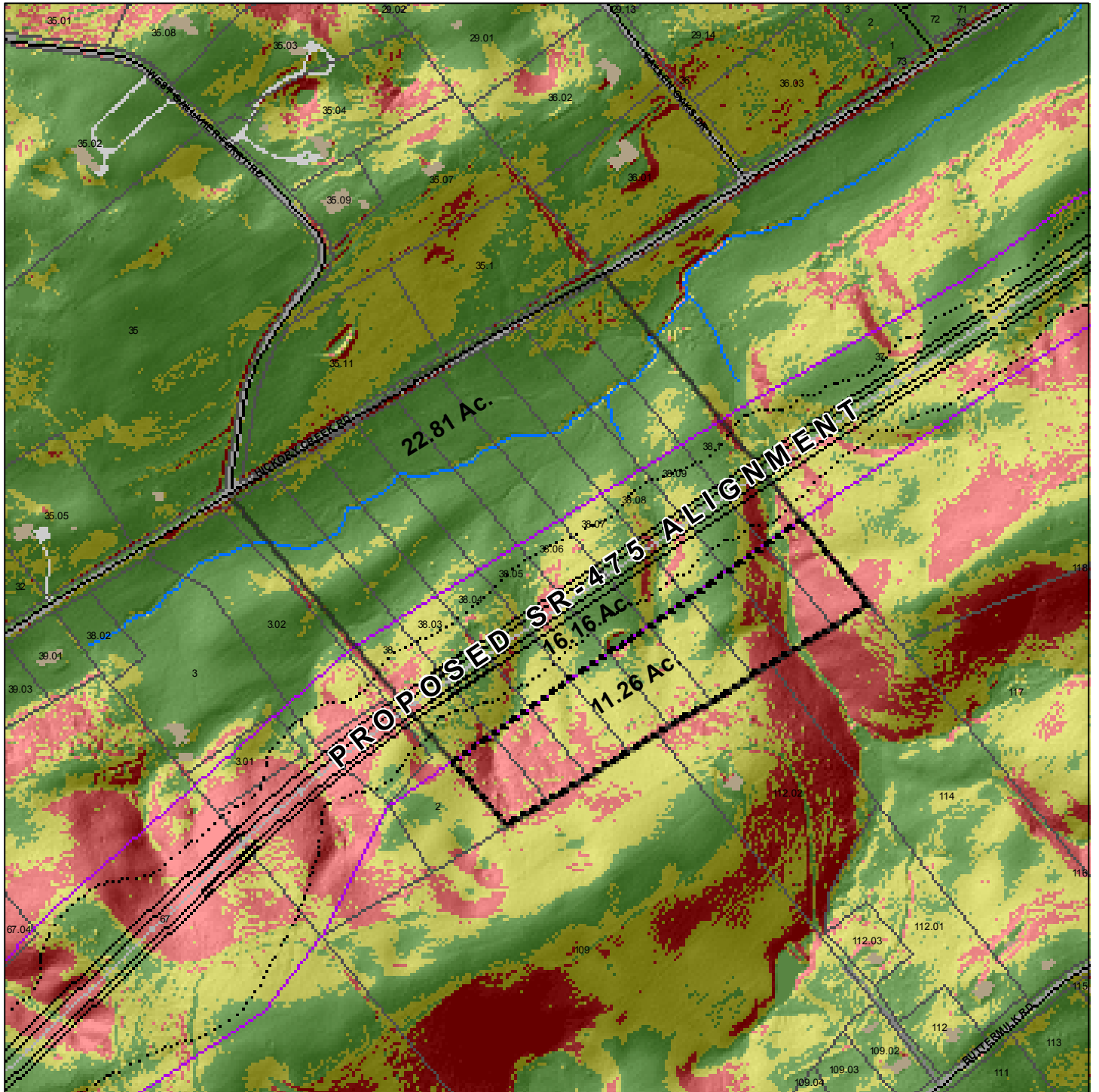
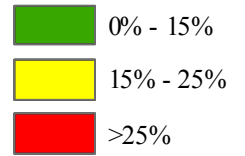
From: A (Agricultural)
 To: PR (Planned Residential)

Original Print Date: 03/20/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



4-F-07-RZ Slope Analysis

Legend



4-F-07-RZ REZONING

Petitioner: The Fuller Group

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

Map No: 129

Jurisdiction: County

Original Print Date: 3/22/2007 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



4-F-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	50210	28.8166	57.37%
15%-25%	2	26219	15.0476	29.96%
> 25%	3	11090	6.3648	12.67%
Total Acres			50.2290	100.00%

4-F-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	2788	1.6001	14.21%
15%-25%	2	9009	5.1705	45.92%
> 25%	3	7820	4.4881	39.86%
Total Acres			11.2586	100.00%

NOTE: Includes area on south side of Proposed SR-475 right-of-way only.



February 9, 2007

Mr. Ken Pruitt
Knoxville/Knox County Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902

RE: Rezoning – Hickory Creek Road – Ag to Planned Residential
Traffic

Dear Mr. Pruitt:

The Fuller Group is requesting a rezoning of property on the south side of Hickory Creek Road opposite Gallaher Ferry Road. The property is in the "Rural Area County" of the Growth plan. The request is to rezone the property to Planned Residential with a 3 dwelling unit per acre ratio. The property contains approximately 50 acres. With 50 acres the development could provide up to 150 dwelling units.

Hickory Creek Road varies between 21' and 21.5' wide between Hardin Valley Road and Everett Road. The roadway has both a double yellow centerline and white edge lines. The Planned Growth area is approximately 2.5 miles to the east and to the west of the site. The roadway currently handles 1,632 vehicles per day. The development could generate up to 1,491 vehicles per day if fully developed at 3 units per acre. Based on the proximity to I-40/75 in both directions, it would be assumed that the traffic would be distributed one-half to the east and one half to the west. The Hickory Creek Road should be more than adequate to handle the additional traffic generated by this development.

At the design stage of the project, the location of the best sight distance will be determined and the access point will be located at that point. In addition, an analysis will be performed to determine if turn lanes are warranted.

If you have any questions, please call me at 865-934-1613.

Best regards,

Barbara Hatcher
SITE, Incorporated

**Board of Commissioners:**

Daniel H. Hurst

President

Robert H. Storch

Vice President

Ann Millsaps

Secretary

West Knox Utility District

Charles M. Banks

General Manager

Drexel Hoidal, P.E.

Assistant Manager

Mr. Jason Crouch
Site, Inc.
2033 Castaic Lane, Suite 101
Knoxville, TN 37932

February 9, 2007

Dear Mr. Crouch,

This letter is regarding West Knox Utility District's (WKUD) existing water and sanitary sewer facilities and ability to serve the approximate 50 acres of land on the south side of Hickory Creek Road across from West Gallaher Ferry Road (the Seal property), previously parcel ID 129 038. This property can be served with water and sanitary sewer service.

WKUD has a twelve-inch diameter water main located along Hickory Creek Road on the north side of the road, just across the street from the referenced property. This main has very good pressure and an extension could be made from this main to the referenced property.

WKUD does not currently have sanitary sewer service available at this property. However, sanitary sewer is currently being extended to a nearby residential development located at the intersection of Hickory Creek Road and East Gallaher Ferry Road. This sewer extension is well underway and should be in operation within the next couple of months. Therefore, sanitary sewer could be made available to the referenced property possibly by a gravity sewer extension. This option would have to be surveyed and evaluated by the developer. If gravity sewer is not possible, then sanitary sewer could be provided with a sanitary sewer pump station and force main extension. Any such extensions are at the developer's expense but must be coordinated with, reviewed and approved by West Knox Utility District.

Please contact me if you have any further questions or require additional information at 690-2521, ext. 220.

Sincerely,

A handwritten signature in black ink that reads "Wayne Hastings".

Wayne Hastings, P.E.
Chief Engineer