

▶ **FILE #:** 4-L-07-RZ

**AGENDA ITEM #:** 82

**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** **TERRA VISTA**  
**OWNER(S):** TERRA VISTA DEVELOPMENT LLC

**TAX ID NUMBER:** 90 063.01 (NE OF RR ONLY) 090-05801

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** **Southeast side Higdon Dr., south of Oak Ridge Hwy.**

▶ **APPX. SIZE OF TRACT:** **45 acres**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Proposed access is via Higdon Rd., a local street with 18' of pavement width within 50' of right of way.

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

▶ **PRESENT ZONING:** **PR (Planned Residential) at 1-2 du/ac**

▶ **ZONING REQUESTED:** **PR (Planned Residential) at up to 3 du/ac**

▶ **EXISTING LAND USE:** **Vacant land and dwellings**

▶ **PROPOSED USE:** **Condominiums**

**DENSITY PROPOSED:** **3 du/ac**

**EXTENSION OF ZONE:** Yes, site already zoned PR

**HISTORY OF ZONING:** MPC approved PR at current density on 5/11/06 (5-D-06-RZ).

**SURROUNDING LAND USE AND ZONING:**  
 North: Dwellings and business / A (Agricultural) and CA (General Business)  
 South: Railroad ROW, ridge / A (Agricultural) and I (Industrial)  
 East: Dwellings and vacant land / A (Agricultural)  
 West: Higdon Dr. - Dwellings / A (Agricultural), RA (Low Density Residential) and PR (Planned Residential)

**NEIGHBORHOOD CONTEXT:** This area has been developed with rural and low density residential uses under A, RA, RB and PR zoning. There is substantial Industrial zoning to the southeast and northwest and a few spot commercial zones in the area.

**STAFF RECOMMENDATION:**

▶ **DENY the proposed density increase to 3 du/ac.**

The site has severe slope constraints that reduce the developable area of the site, which would lead to incompatible development that has the appearance of a much higher density. The recommendation is consistent with staff's previous recommendation on an expanded area which had less overall slope. The applicant agreed to this previous recommendation.

**COMMENTS:**

The applicant has submitted a revised plan proposal for the site (attached), which includes 108 attached units, clustered toward the northern portion of the site. A site plan was previously approved by MPC for 90 units on 3/8/07 (2-SJ-07-C/2-L-07-UR). However, because of uncertainty about the actual acreage of the site (less acreage than previously determined) and the desire to build 18 more units, the applicant has filed this

application to increase the zoning density to accommodate the revised plan.

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Maintaining the current density is more compatible with the scale and intensity of the surrounding residential development and zoning pattern and is consistent with the sector plan proposal for the site.
2. The recommendation reduces the impact on surrounding land uses and takes into account the steep slopes on portions of the site, allowing for a more compatible development and preservation of the steep slope areas.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.
4. Staff had recommended a density of 2 du/ac in May 2006 on a larger site, which has now been reduced. But, the portion of the site included in this application includes the steepest terrain, which means that the overall slope calculations do not warrant an increase in density. In fact, if this reduced area were reviewed initially, staff may not have recommended the 2 du/ac which has already been approved.

#### THE EFFECTS OF THE PROPOSAL

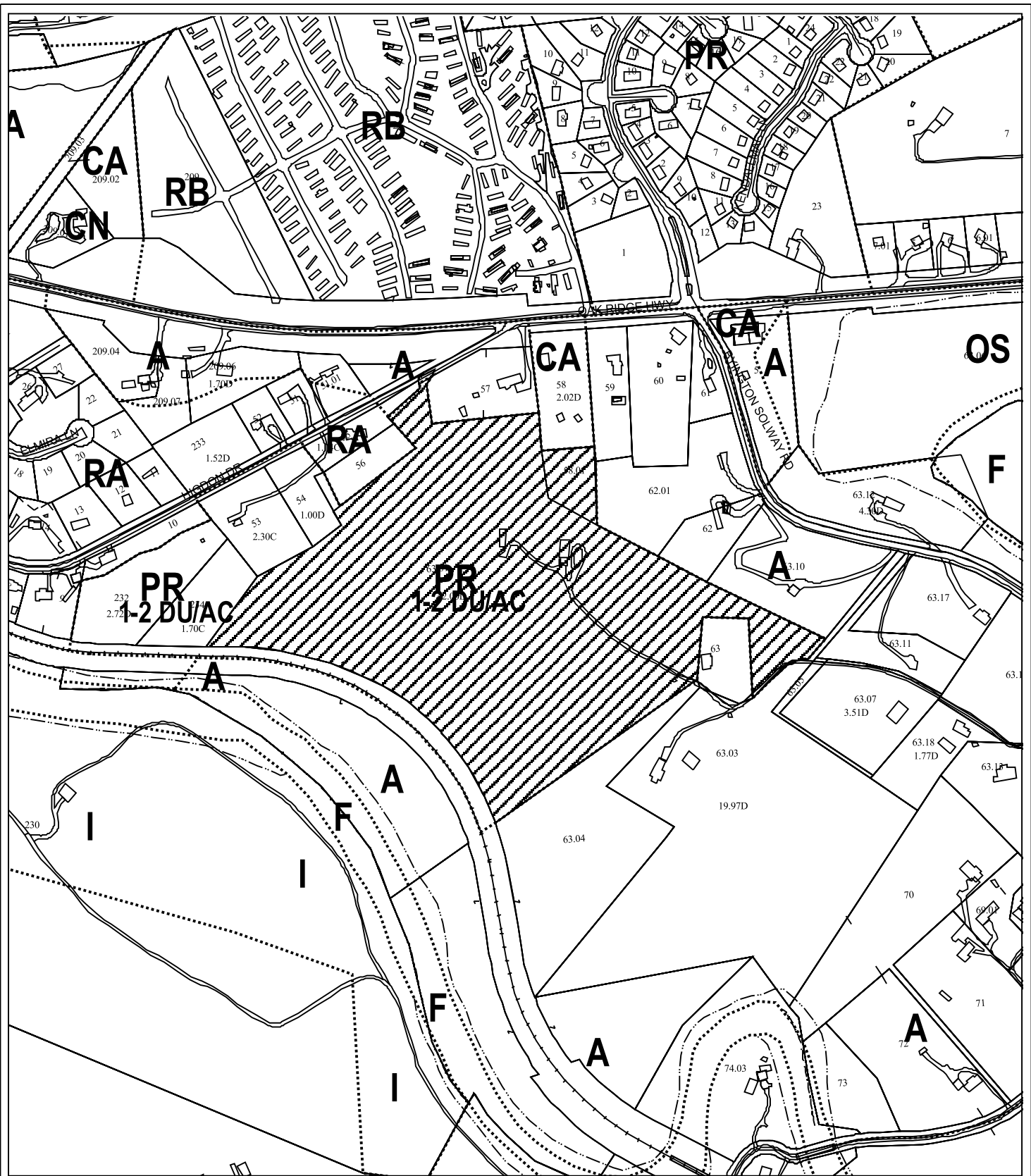
1. Public water and sewer utilities are available in the area, but may have to be extended to serve this site.
2. The applicant estimates the area to be around 39 acres. Under the current density and acreage, up to 78 dwelling units could be proposed. The development of single family detached dwellings would add approximately 780 vehicle trips per day to the street system and about 55 children under the age of 18 to the school system. At the applicant's requested density and acreage, up to 117 dwelling units could be proposed. The development of single family detached dwellings would add approximately 1,170 vehicle trips per day to the street system and about 83 children under the age of 18 to the school system.
3. Based on the attached slope analysis, about 43.37% of the recommended 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. Because of the severe slopes, it is possible that the site may not be developable at the maximum approved density. Preservation of these steep areas may be required.
4. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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 5/29/2007. 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.



4-L-07-RZ  
REZONING

Petitioner: Terra Vista

Map No: 90

Jurisdiction: County



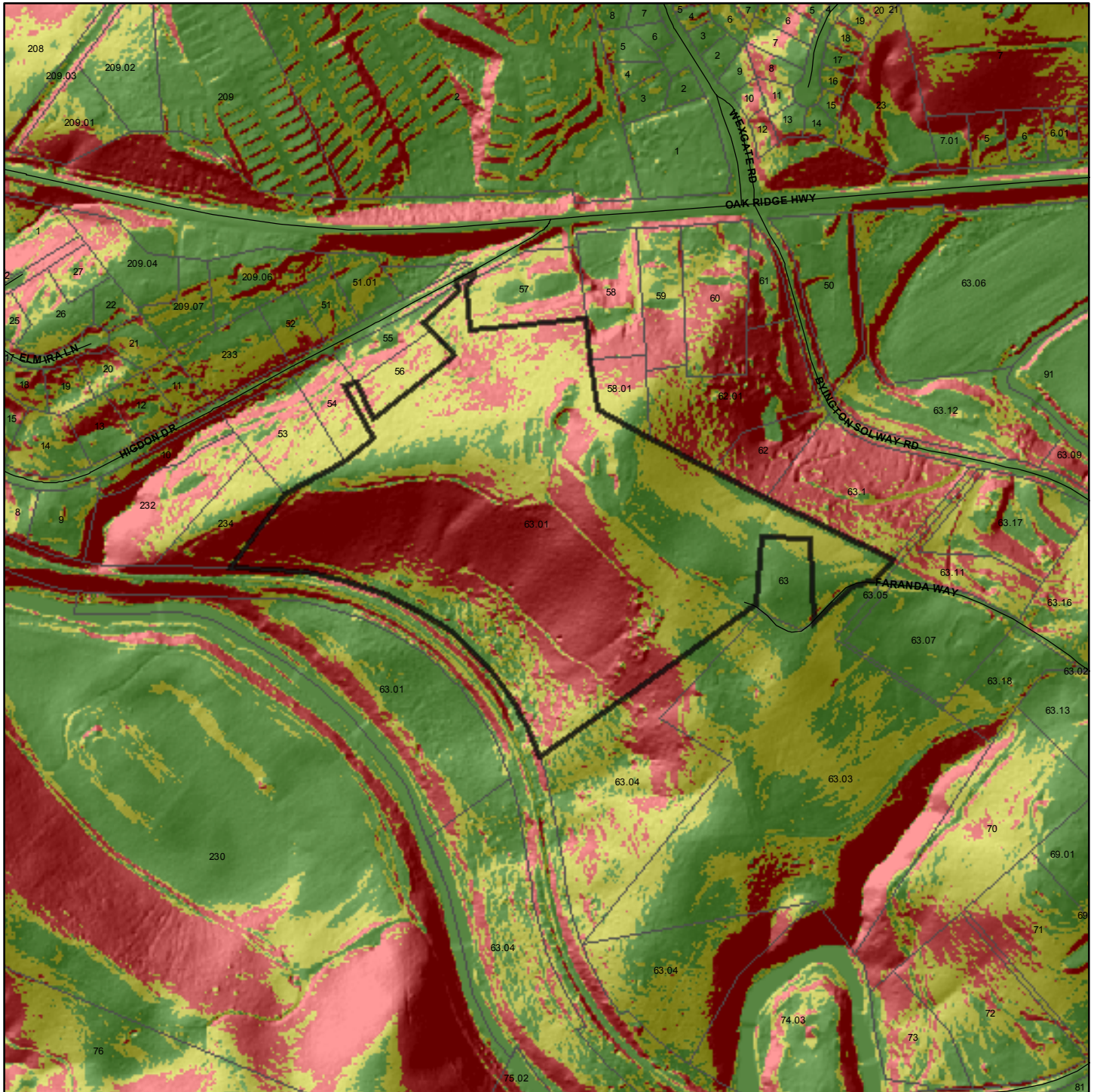
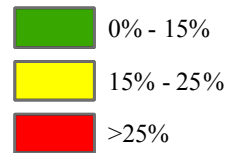
From: PR (Planned Residential) at 1-2 du/ac  
To: PR (Planned Residential) at up to 3 du/ac

Original Print Date: 03/29/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# 4-L-07-RZ Slope Analysis

## Percent Slope



## 4-L-07-RZ REZONING

Petitioner: Terra Vista

Map No: 90

Jurisdiction: County



From: PR (Planned Residential)

To: PR (Planned Residential)

Original Print Date: 3/22/2007 Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



4-L-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	11606	6.6609	19.50%
15%-25%	2	22098	12.6825	37.13%
> 25%	3	25811	14.8135	43.37%
Total Acres			34.1569	100.00%

NOTE: Includes area on north side of railroad tracks only.

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DISTRICT 9  
 PROPERTY ZONED: PR-1.2 DU/AC  
 TOTAL ACRES: 45 AC  
 TOTAL NUMBER OF UNITS: 90  
 CLT MAP: 0268.01  
 PARCEL: 003.01  
 DEED REFERENCE: 20010008-003004  
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AL-07-R-2

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PLAN VIEW  
 GENERAL LAYOUT

HIGDON DRIVE P.U.D.  
 CONCEPT PLAN

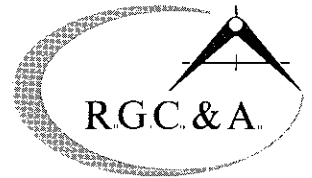
ROBERT G. CAMPBELL & ASSOC., LP  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE



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Prepared by:	DATE:	SHEET NO.:	TOTAL SHEETS:
Checked by:	DATE:	2	
Approved by:	DATE:		





ROBERT G. CAMPBELL & ASSOCIATES, L.P.

March 14, 2007

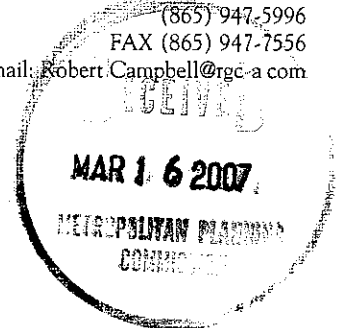
7523 TAGGART LANE  
KNOXVILLE, TN 37938

(865) 947-5996

FAX (865) 947-7556

e-mail: Robert.Campbell@rgc-a.com

Michael Brusseau  
Rezoning, Development Plan Review  
Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902



Mr. Brusseau,

4-L-07-RZ

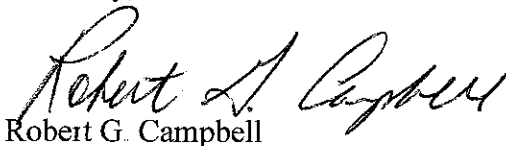
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Please amend the application for rezoning on Higdon Road from the requested 2.7 du/ac to 3 du/ac. For clarification, our request only includes CLT 90 Parcel 63.01 (excluding the portion between Beaver Creek and CSX railroad) and CLT 90 Parcel 58.01.

My understanding is the initial rezoning took into account slope protection of the property. We have filed a plan that keeps the majority of the development on top of the hill and we will actually use the slope area as basements for the proposed units.

Please let me know if you have any questions.

Sincerely,

  
Robert G. Campbell