



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

▶ **FILE #:** 1-R-07-RZ  
1-E-07-SP

**AGENDA ITEM #:** 79  
**AGENDA DATE:** 1/11/2007

▶ **APPLICANT:** HARDIN VALLEY LAND PARTNERS  
**OWNER(S):** HARDIN VALLEY LAND PARTNERS LLC

**TAX ID NUMBER:** 104 PART OF 109 103-120 (PART) MAP ON FILE AT MPC  
**JURISDICTION:** Commission District 6

▶ **LOCATION:** Northwest side Carmichael Rd., southwest side Pellissippi Pkwy., southeast of Hardin Valley Rd.

▶ **TRACT INFORMATION:** 25 acres.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Current access is from Carmichael Rd., a minor collector street with 19' of pavement width within 50' of right of way. The plans proposed for this property and the property to the north include a new public street which will connect Hardin Valley Rd. to the north to Carmichael Rd. along the west side of this site.

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

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Uses), LDR (Low Density Residential) and SLPA (Slope Protection) / BP (Business and Technology)/TO (Technology Overlay), PR (Planned Residential) @ 1-2 du/ac/TO, A (Agricultural)/TO and PC (k) (Planned Commercial, conditioned)/TO

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) and SLPA (Slope Protection) / PR (Planned Residential) @ up to 12 du/ac /TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 12 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** Not an extension of MDR, but there is a large area to the north designated for mixed use development and a site zoned OB/TO to the northwest, which allows and has been proposed for MDR development.

**HISTORY OF ZONING REQUESTS:** None noted for this site, but two sites to the north were amended in 2005 and 2006 to mixed use and commercial designations for future projects.

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Vacant land / MU & SLPA / PC (Planned Commercial) (conditioned) / TO, OB (Office, Medical & Related Services)/TO and A (Agricultural)/TO

**ZONING** South: Carmichael Rd. - Vacant land and dwellings / MU & SLPA / BP (Business & Technology Park) /TO and A/TO

East: Vacant land and greenway, Pellissippi Parkway / MU & SLPA / PC (Planned Commercial) (conditioned) / TO and BP/TO

West: Dwellings and vacant land / LDR & SLPA / A/TO

NEIGHBORHOOD CONTEXT: The properties along Carmichael Rd. to the south and west are developed with residential uses under A/TO and PR/TO zoning. To the north, near the Hardin Valley Rd./Pellissippi Pkwy. interchange are some commercial uses, zoned PC/TO and CA/TO. Directly south along Pellissippi Pkwy., are undeveloped parcels zoned BP/TO. Pellissippi Greenway and Parkway are located to the east.

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**STAFF RECOMMENDATION:**

- ▶ **DENY MDR (Medium Density Residential) and SLPA (Slope Protection) sector plan designation.**
- ▶ **APPROVE LDR (Low Density Residential) and SLPA (Slope Protection) sector plan designation.**

Medium density residential development would not be compatible with less dense development to the south and west, and would not be appropriate for this site, considering over half the site has moderate to steep slopes.

- ▶ **APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning.**
- ▶ **APPROVE a density of up to 5 du/ac. (Applicant requested 12 du/ac.)**

This area on the west side of Pellissippi Parkway between Hardin Valley Rd. and Carmichael Rd. has been identified for large scale mixed use development. The recommended zoning and density will create a transitional use and southern boundary for the project along Carmichael Rd. The requested PR zoning will give MPC the opportunity to review development plans for the site and make any appropriate recommendations. The recommended density is also consistent with the site's slope constraints.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The recommendation is compatible with the scale and intensity of the surrounding future land uses and zoning pattern.
2. Medium density residential development at this location would not be compatible with adjacent properties to the south and west that are developed with rural to low density residential uses under A and RA zoning.
3. The proposed density would require an extensive amount of cut into slopes and/or inappropriate building heights to accomplish the 300 units that could be proposed for the site. The recommended density will allow a reasonable use of the property for 125 dwelling units that could be clustered in the less steep portions of the site. If clustered, the development will have the appearance of being denser than 5 du/ac.
4. The recommended PR zoning will give MPC the opportunity to review development plans for the site and make any appropriate recommendations.

**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 staff's recommended density of 5 du/ac will allow the applicant to propose up to 125 dwelling units on this site. If the units are attached apartments, this will add approximately 1,125 additional vehicle trips per day to the street system and 38 children under the age of 18 to the school system. The applicant's proposed density of 12 du/ac will allow the applicant to propose up to 300 dwelling units on this site. If the units are attached apartments, this will add approximately 2,700 additional vehicle trips per day to the street system and 92 children under the age of 18 to the school system. The impact to streets will be lessened with the proposed construction of the new street, which will connect Hardin Valley Rd. to Carmichael Rd. Direct access to Pellissippi Parkway from Carmichael Rd. should be discouraged.
3. The attached slope analysis for the site shows that 67% of the site has slopes of 15% or greater, with 17% of the site having slopes greater than 25%. Portions of the site are designated for slope protection on the sector plan. 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. The development will need to be clustered on the less steep portions of the site, which is part of the reason staff recommends a lesser density than requested.
4. The recommended PR zoning and density is compatible with future development plans and should have a minimal impact on adjacent properties.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended sector plan amendment to a low density residential designation, the recommended zoning will be consistent with the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy

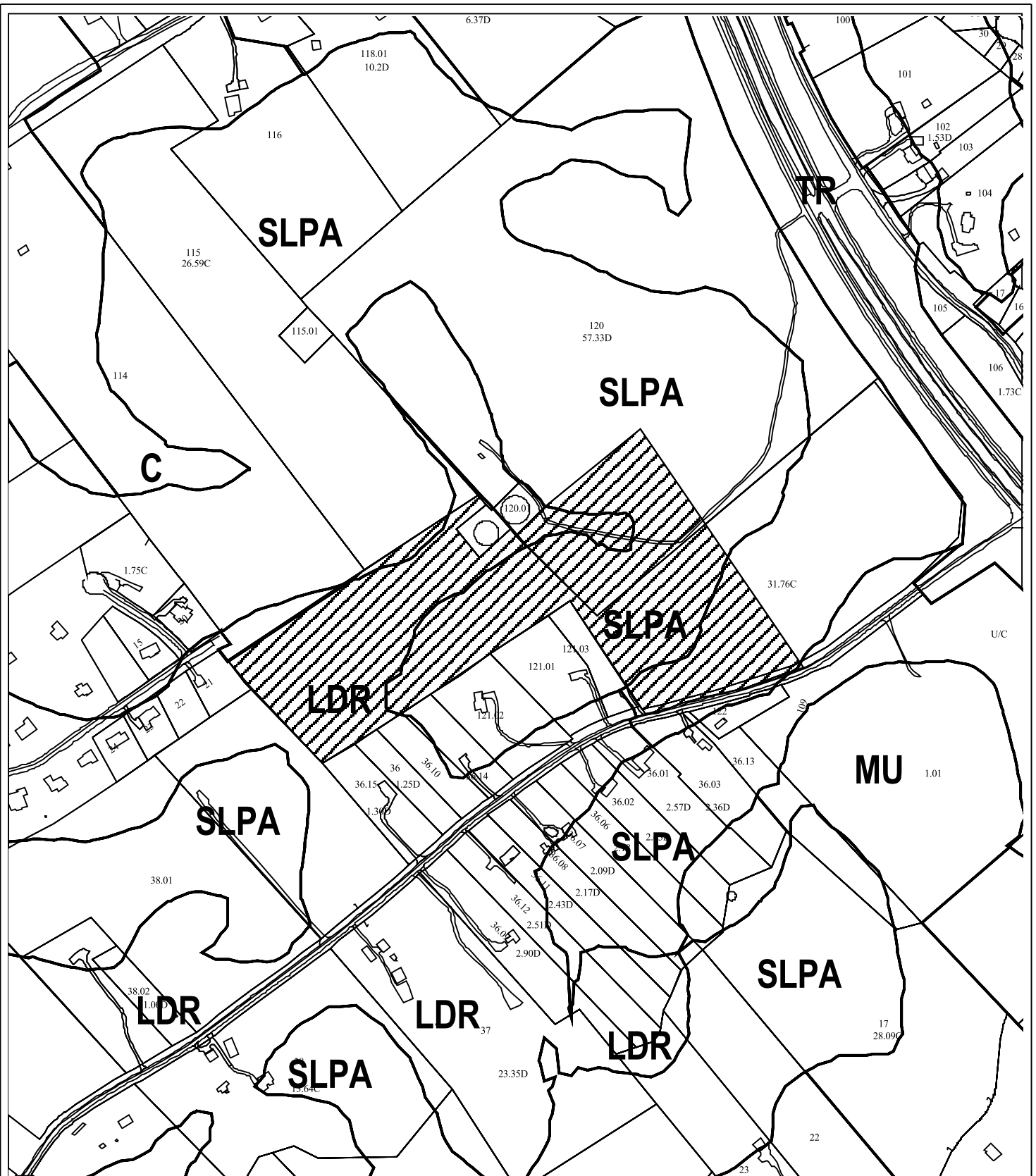
Plan map.

3. Because the subject properties are located within the Technology Overlay district, Certificates of Appropriateness from the TTCDA will also be required for these proposals. TTCDA will consider these proposals at their January 8, 2007 meeting.

4. This request may lead to future sector plan or rezoning requests on other properties in the area, especially on similar property to the south of this site, which is also undeveloped and situated along the west side of Pellissippi Parkway.

Under PR zoning, the developer will be required to submit a concept plan/use on review development plan for MPC consideration 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 2/26/2007. 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.




**1-E-07-SP/1-R-07-RZ**  
Sector Plan Amend./Rezoning

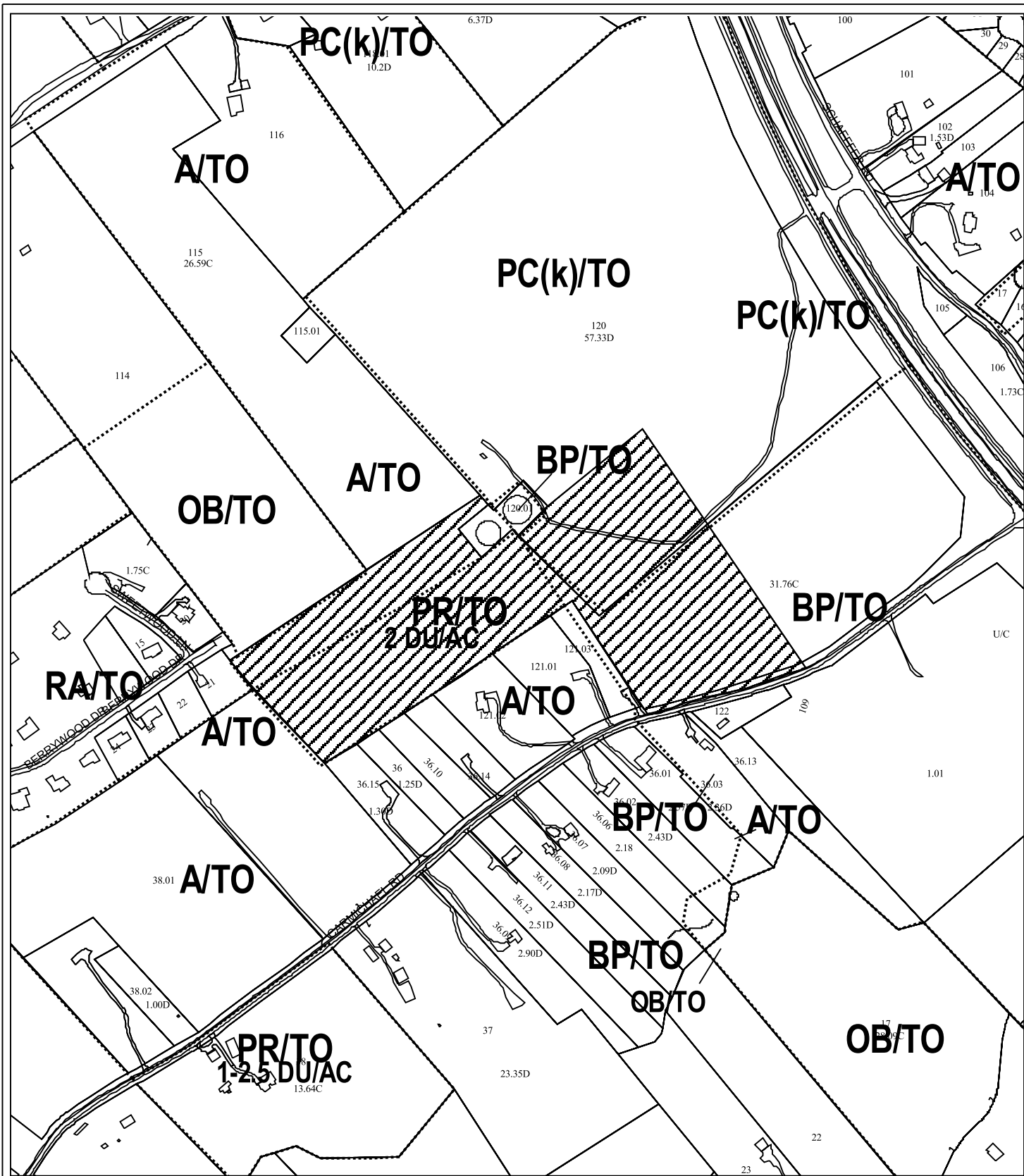
Petitioner: Hardin Valley Land Partners

Map No: 104

Jurisdiction: County

 From: MU (Mixed Uses), LDR (Low Density Residential), and SLPA (Slope Protection).  
 To: MDR (Medium Density Residential) and SLPA (Slope Protection Area).  
 Original Print Date: 01/04/07    Revised: 01/04/07  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**1-R-07-RZ  
REZONING**

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Original Print Date: 12/27/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902







1-R-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	14528	8.3379	32.80%
15%-25%	2	22145	12.7095	50.00%
> 25%	3	7621	4.3739	17.21%
Total Acres			25.4213	100.00%