

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

▶ **FILE #:** 1-S-08-RZ
 1-D-08-SP

AGENDA ITEM #: 77
AGENDA DATE: 1/10/2008

▶ **APPLICANT:** HEARTLAND DEVELOPMENT
 OWNER(S): SHULAR BARRY & HELTON GARY ET AL

TAX ID NUMBER: 150 017
 JURISDICTION: Commission District 9

▶ **LOCATION:** Northwest side Highland View Rd., southwest of Simpson Rd.

▶ **TRACT INFORMATION:** 119.8 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Highland View Dr., a minor collector street with 18' of pavement width within 40' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek and Hinds Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) and SLPA (Slope Protection Area) / PR (Planned Residential) at up to 1 du/ac

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and SLPA (Slope Protection Area) / PR (Planned Residential) at up to 2 du/ac

▶ **EXISTING LAND USE:** Vacant land under development

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of PR from the east

HISTORY OF ZONING REQUESTS: Property was rezoned to PR at current density in 2005.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Dwellings, ridgeline / Ag/RR and SLPA / A (Agricultural)

South: Highland View Dr. - Dwellings / Ag/RR / A (Agricultural)

East: Dwellings / Ag/RR / PR (Planned Residential) and A (Agricultural)

West: Dwellings / Ag/RR / RA (Low Density Residential) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural and low density residential uses under A, PR and RA zoning.

STAFF RECOMMENDATION:

▶ **DENY LDR (Low Density Residential) and SLPA (Slope Protection Area) sector plan designation.**

The slope constraints of the site combined with the surrounding densities and land use proposals do not warrant changing the sector plan to allow low density residential uses at this site.

► **DENY the increase in PR (Planned Residential) zoning density from 1 to 2 du/ac.**

PR at the recommended density is an extension of zoning from the east and is compatible with surrounding development. The sector plan proposes agricultural and rural residential uses and slope protection for the site. Staff maintains its recommendation from 2005 that this site should not be developed at a density of greater than 1 du/ac.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located adjacent to a residential subdivision to the east, developed under PR zoning at around 1.26 du/ac. Several Agriculturally zoned properties on the north and south sides of Highland View Dr. in the area have lot sizes of less than 1 acre, but the majority of parcels in the area have areas of greater than 1 acre.
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.
3. Staff maintains its recommendation from 2005 that this site should not be developed at a density of greater than 1 du/ac, because of slope constraints, sector plan consistency and compatibility issues.
4. A concept plan was approved by MPC in October, 2007 for 119 dwelling units on this site, consistent with the current zoning and density. (10-SC-07-C). That review revealed the presence of a couple large sinkholes on the site, which will require 50' setbacks for any structures. There were also some potential issues with the subsurface sewage disposal systems proposed, further limiting the developable areas of the site. Increasing the density of development will only exacerbate those issues. However, the applicant has indicated that if the requested density is approved, sanitary sewer would be extended to serve the development.

THE EFFECTS OF THE PROPOSAL

1. Public water is available at the site. The applicant has indicated that the current proposal to increase the allowable density will include connecting the development to sanitary sewer, which would have to be extended from the east near Chapman Hwy. With no sewer, the minimum allowable lot size would be 20,000 square feet, with approval of the Knox County Health Department.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 119 dwelling units to be proposed on the site. That number of detached dwellings would add approximately 1,217 vehicle trips per day to the street system and would add approximately 45 children school aged children to the school system. The applicant's requested density of up to 2 du/ac would allow for a maximum of 239 dwelling units to be proposed on the site. That number of detached dwellings would add approximately 2,311 vehicle trips per day to the street system and would add approximately 90 school aged children to the school system.
3. If this request is approved, a new traffic impact study may be required if more than the 119 already approved lots are proposed as part of the overall development.
4. Based on the attached slope analysis, about 46% 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.
5. The staff recommendation 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 South County Sector Plan proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The proposal meets all Growth Policy Plan requirements for approval of PR zoning at up to 1 du/ac. The maximum density that may be allowed under the Growth Policy Plan policies would be 2 du/ac, if the site is not affected by slope constraints.
3. This request may lead to future requests for increased PR zoning densities in the future on large lot, agricultural properties in 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.

ESTIMATED TRAFFIC IMPACT 2311 (average daily vehicle trips)

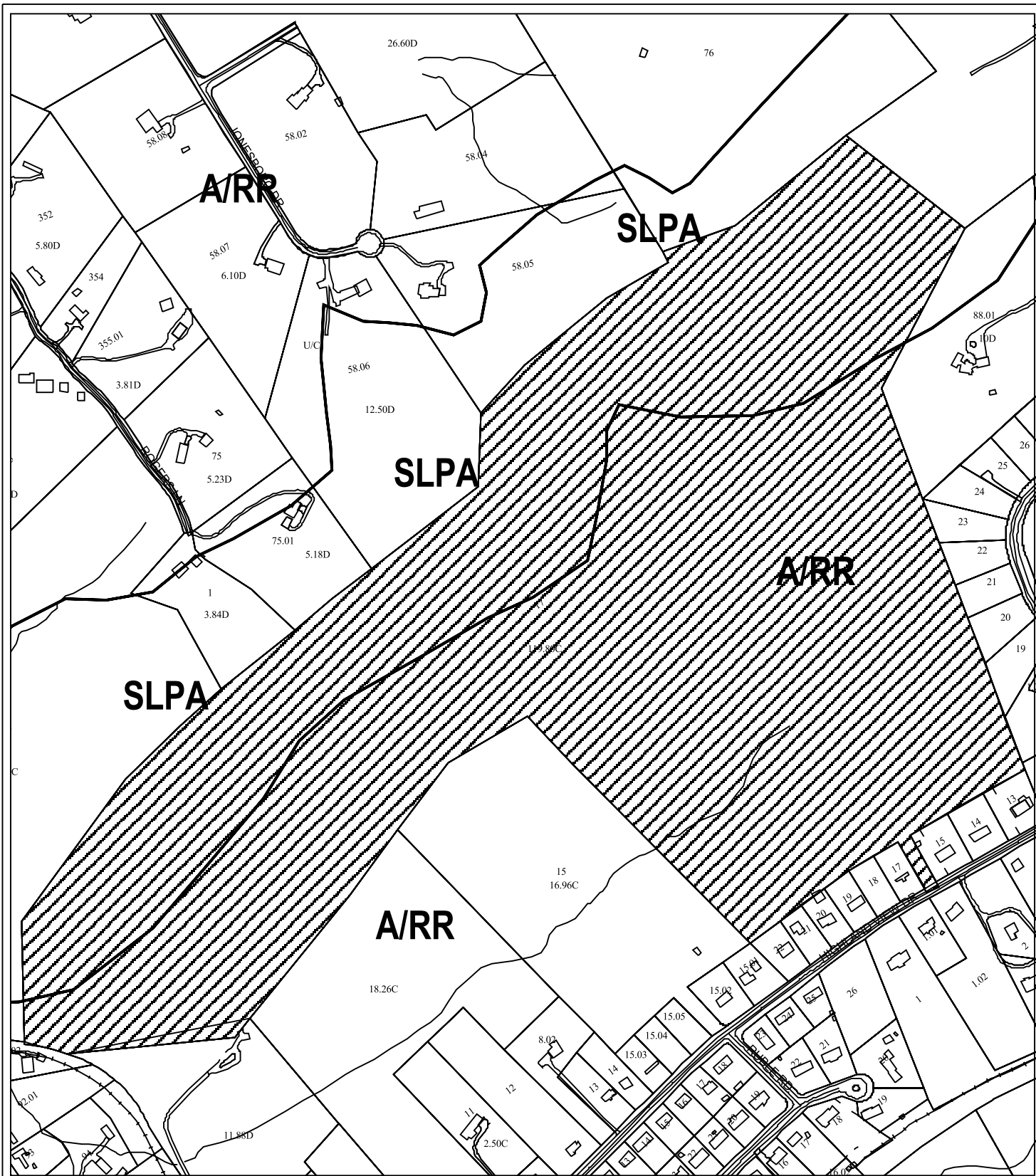
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 90 (public and private school children, ages 5-18 years)

Schools affected by this proposal: New Hopewell Elementary, South-Doyle Middle, and South-Doyle High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 2/25/2008. 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.



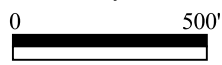
**1-D-08-SP/1-S-08-RZ
SECTOR PLAN AMENDMENT
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Heartland Development
 Map No: 150
 Jurisdiction: County



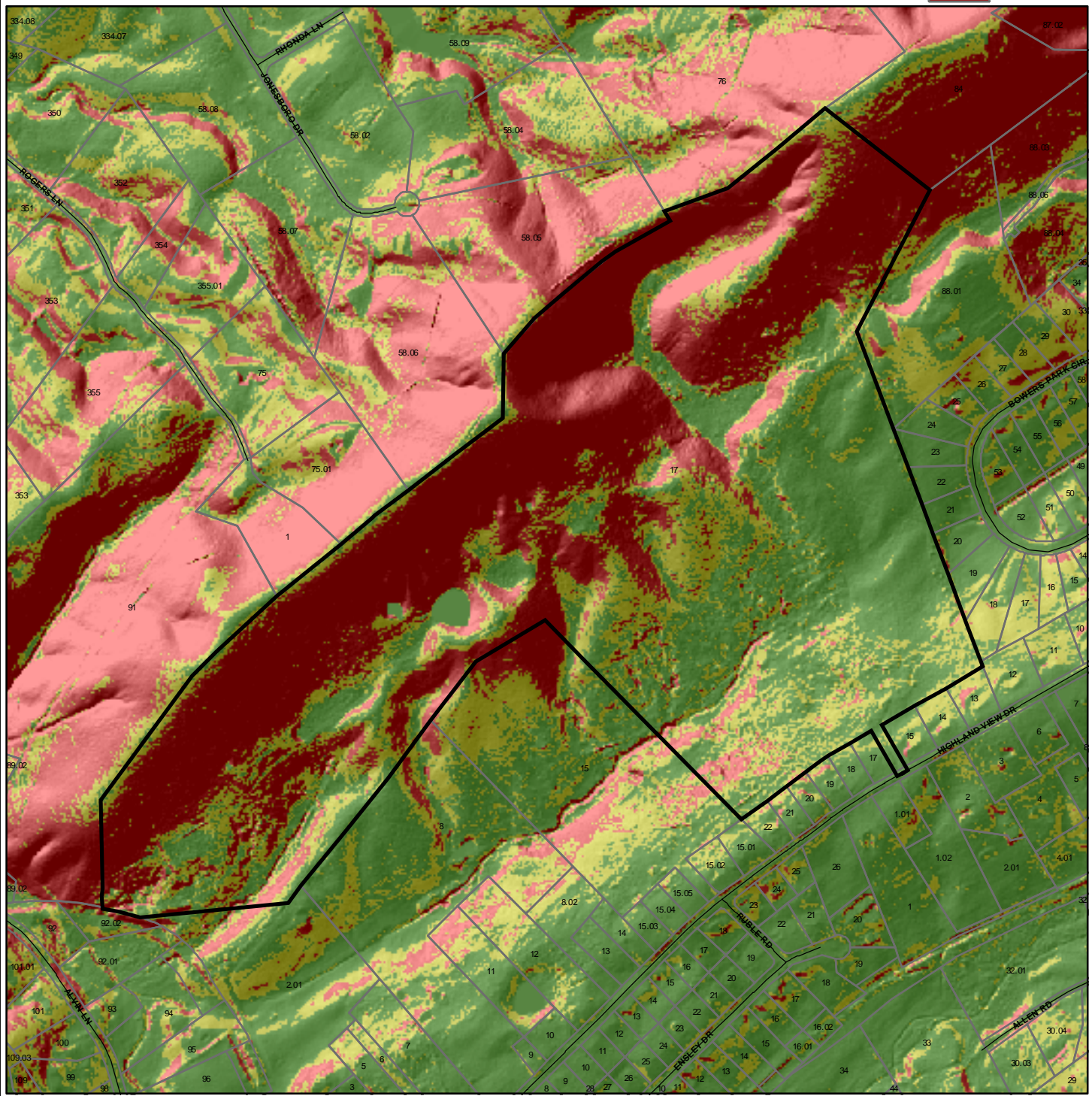
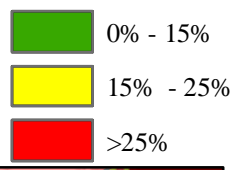
From: A/RR (Agricultural/Rural Residential) and SLPA (Slope Protection Area)
 To: LDR (Low Density Residential) and SLPA (Slope Protection Area)

Original Print Date: 12/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1-S-08-RZ Slope Analysis

Percent Slope



1-S-08-RZ REZONING

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

Original Print Date: 1/2/02 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Heartland
Development
Map No: 150
Jurisdiction: County



1-S-08-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	17912	41.1203	32.91%
15%-25%	2	11369	26.0996	20.89%
> 25%	3	25139	57.7112	46.19%
Total Acres			124.9311	100.00%