



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

FILE #: 3-C-08-RZ **AGENDA ITEM #:** 43
 3-C-08-SP **AGENDA DATE:** 5/8/2008

POSTPONEMENT(S): 3/13/2008,4/10/2008

APPLICANT: SOUTHERN DESIGN GROUP
OWNER(S): SOUTHERN DESIGN GROUP

TAX ID NUMBER: 26 16.02,16.03,16.04,16.05

JURISDICTION: Commission District 6

LOCATION: Southwest side Gamble Dr., north side Bent Willow Way

TRACT INFORMATION: 13.6 acres.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gamble Dr., a minor collector street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

PRESENT PLAN DESIGNATION/ZONING: A/RR (Agricultural/Rural Residential)/SLPA (Slope Protection Area) / A (Agricultural)

PROPOSED PLAN DESIGNATION/ZONING: LDR (Low Density Residential)/SLPA (Slope Protection Area) / PR (Planned Residential)

EXISTING LAND USE: Vacant land

PROPOSED USE: Single family detached housing

DENSITY PROPOSED: 3 du/ac.

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Residence and vacant land /SLPA/AG/RR/ A Agricultural
 South: Residences /AG/RR/A Agricultural

East: Residences / AG/RR/ A Agricultural

West: Vacant land / SLPA/AG/RR/ A Agricultural

NEIGHBORHOOD CONTEXT: These acreage lots are part of a rural residential subdivision that was developed under Agricultural zoning and septic tank systems. The applicant intends to construct a sewer drip field system through Hallsdale Powell Utility District that will allow the consideration of 15,000 sq. ft. lot sizes under the requested PR zone.

STAFF RECOMMENDATION:

▶ **APPROVE LDR (Low Density Residential)/SLPA (Slope Protection) designation**

Expansion of the low density residential /slope protection designation to include this site, located between LDR designations is appropriate given the surrounding residential development pattern and the inclusion of this area within the Planned Growth Area of the adopted Knoxville/ Knox County/ Farragut Growth Policy Plan.

▶ **APPROVE PR (Planned Residential) zoning**

APPROVE a density up to 1 du/ac. (Applicant requests 3 du/ac.)

The maximum density of 1 du/ac staff recommendation, rather than the 3 du/ac. Requested by the applicant, is based on the property's steep slopes (greater than 25%) noted on sixty percent of the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The LDR/SLPA sector plan proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern and, would begin an infilling of the LDR designation shown east and west of the site along E. Raccoon Valley Rd.
2. The PR zoning at either 1 or 3 du/ac is compatible with the surrounding residential properties and Agricultural zoning noted in the area that includes some 1/2 acre lots.
3. The reduced density of 1 du/ac is recommended due to the steep slopes (>25%) noted on 60% of the site, which should be preserved, and not substantially graded down for development.
4. The sector plan proposals for LDR/SLPA and AG/RR/SLPA along the north side of E. Raccoon Valley Dr., which takes into account the steep slopes noted.

THE EFFECTS OF THE PROPOSAL

1. Public water and a sewer drip field system, approved by the Hallsdale Powell Utility District, are proposed to serve the site.
2. The PR zoning at either 1 or 3 du/ac will impact schools with 6 to 18 school aged children respectively, and add from 159 to 415 additional trips per day to Gamble Dr., and E. Raccoon Valley Dr.
3. The recommended PR zoning site plan approval process should insure compatibility with surrounding development and minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes agricultural/rural residential uses and slope protection for this site with LDR/SLPA proposed both east and west of the site along E. Raccoon Valley Rd. Approval of the recommended PR zoning, at either the recommended 1 du/ac. or requested 3 du/ac. is consistent with the sector plan amendment 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 lead to future rezoning requests for LDR designation and PR zoning on other properties in the area.

The applicant has submitted the attached information including a subdivision layout in support of their request.

ESTIMATED TRAFFIC IMPACT 415 (average daily vehicle trips)

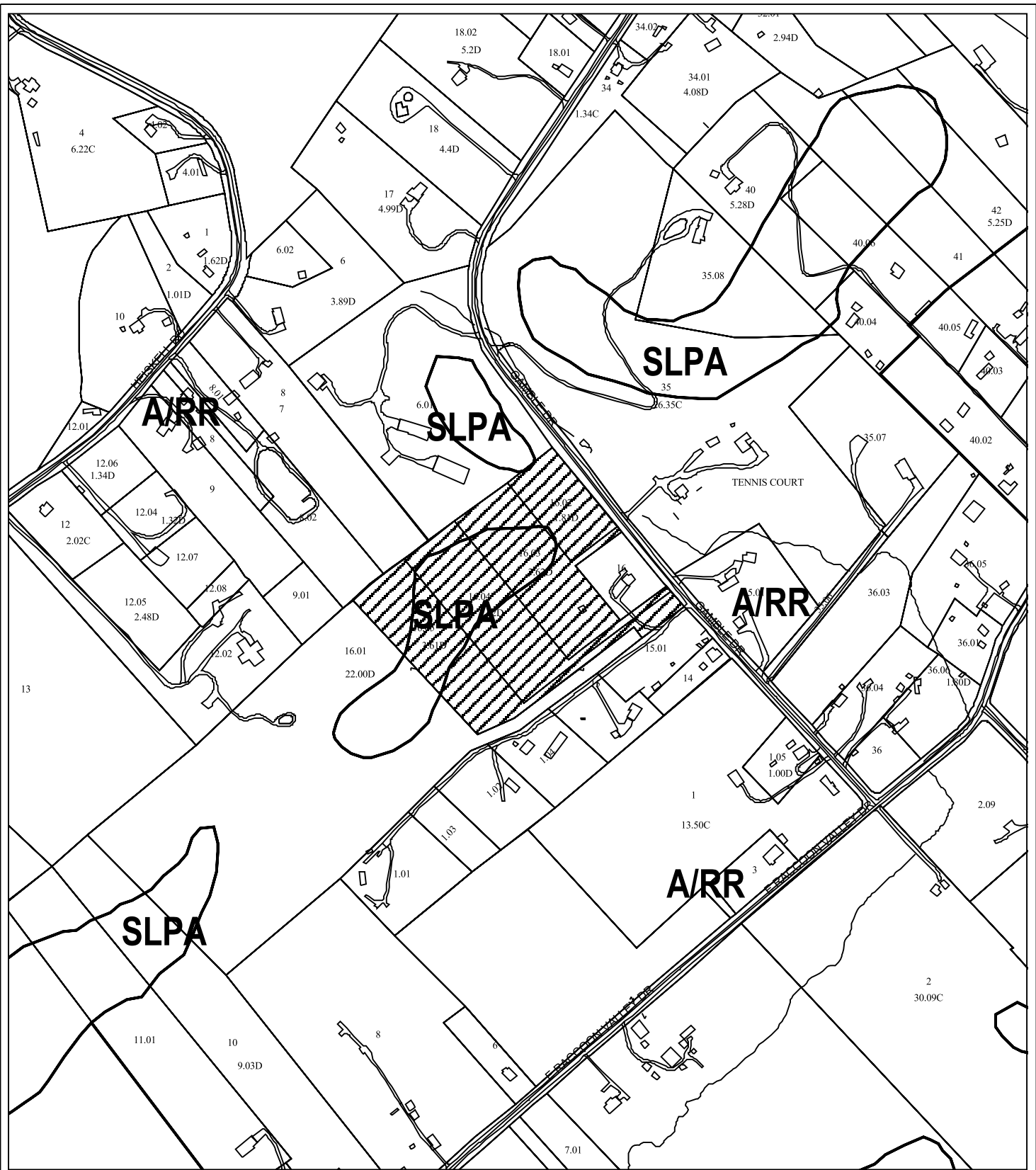
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 18 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell 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 6/23/2008. 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.




**3-C-08-SP/3-C-08-RZ
SECTOR PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Southern Design Group

Map No: 26

Jurisdiction: County



 From: A/RR (Agricultural/Rural Residential)/SLPA (Slope Protection)
 To: LDR (Low Density Residential)/SLPA (Slope Protection)
 Original Print Date: 02/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**3-C-08-RZ
REZONING**

Petitioner: Southern Design Group

Map No: 26

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 02/26/08

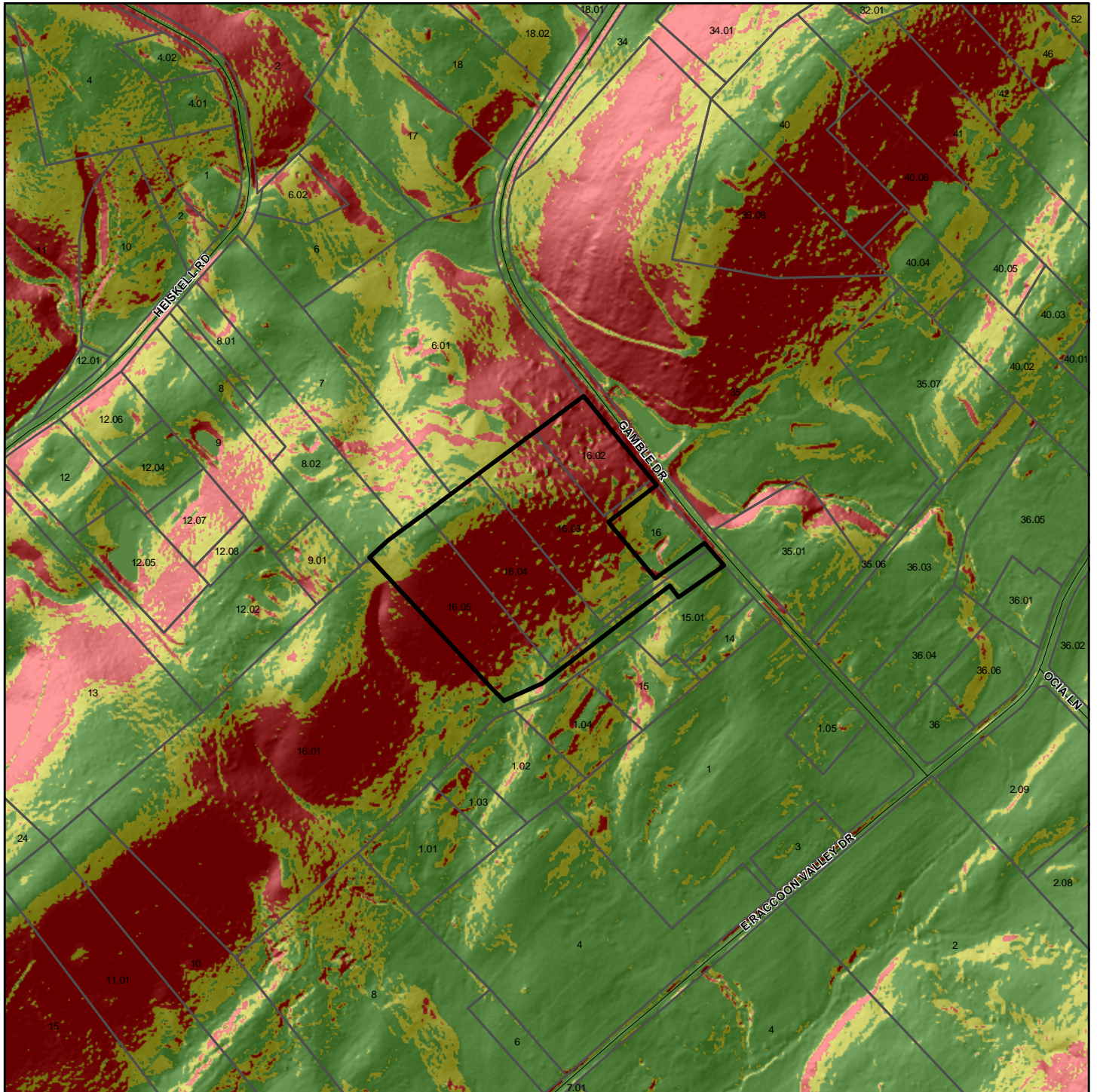
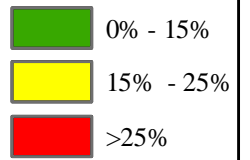
Revised:

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



3-C-08-RZ Slope Analysis

Percent Slope



3-C-08-RZ REZONING



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

Original Print Date: 2/22/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Southern Design Group

Map No: 26

Jurisdiction: County

0 500'



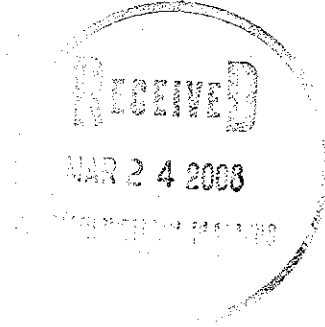
3-C-08-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	3592	2.0615	15.10%
15%-25%	2	5889	3.3798	24.76%
> 25%	3	14304	8.2094	60.14%
Total Acres			13.6507	100.00%



SOUTHERN DESIGN GROUP, INC.

P. O. Box 314 • Kodak, Tennessee 37764 • (865) 932-1031 • Fax (865) 932-1091
dgore@southerndesigngroup.net • lconner@southerndesigngroup.net • bevans@southerndesigngroup.net



March 19, 2008

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

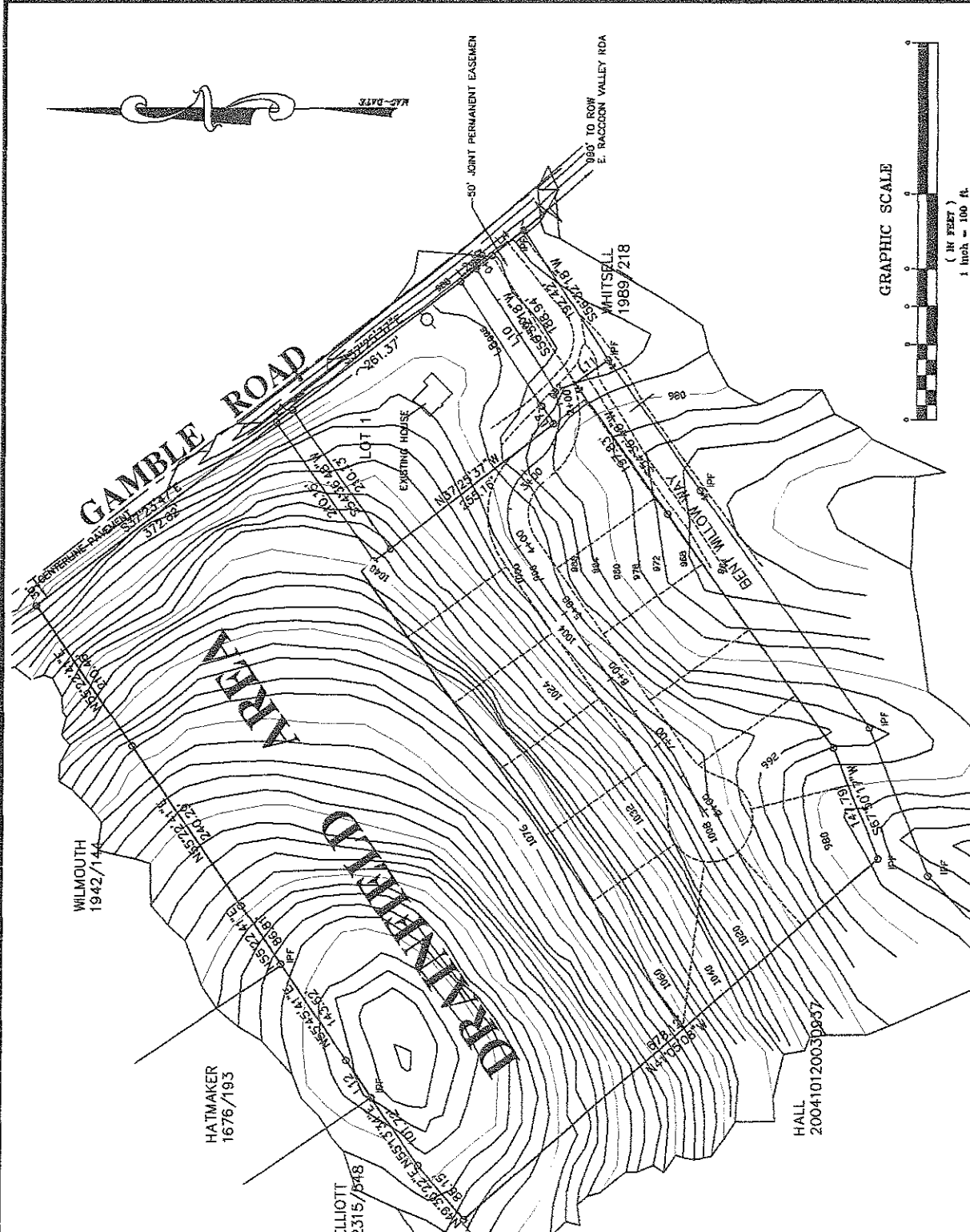
RE: MPC File number 3-C-08-RZ AND 3-C-08-SP

Dear Mr. Pruitt:

Please find enclosed a rough layout on the above proposed site, along with a copy of a high intensity soils map of this site. It is proposed for each lot to have it's own septic tank and drain field, with all the drain fields located on the northern half of this site. Please do not hesitate to call if you have any questions.

Sincerely,

Dennis N. Gore, PE, RLS



WOODED FOREST FINAL PLAT	
DISTRICT NO. 10, KNOX COUNTY, TN DISTRICT INSTRUMENT NO. 16	SCALE 1" = 100'
DATE DECEMBER 1, 2005	
SHEET NUMBER 05-10-46	
OWNER SOUTHERN DESIGN GROUP 3909 SNYDER ROAD KODAK, TENNESSEE 37769 (865) 932-1031 (865) 932-1091 FAX	

OWNER
SOUTHERN DESIGN GROUP
 3909 SNYDER ROAD
 KODAK, TN 37764
 865-932-1031

NOTES:
 1. IRON PINS SET AT ALL CORNERS.
 2. 10' DRAINAGE AND/OR UTILITY EASEMENT INSIDE EXTERIOR LOT LINES, 5' EACH SIDE INTERIOR LOT LINES.
 3. MAGNETIC NORTH FROM SURVEY OF MARSHALL MONROE, APRIL 1992.
 4. THIS SUBDIVISION CONTAINS 13.66 ACRES DIVIDED INTO 4 LOTS.
 5. THIS EASEMENT RECORDED IN DEED BOOK 1575, PAGE 1043, IN ACCORDANCE WITH DECREE OF THE KNOX COUNTY CHANCERY COURT, CAUSE NO. 55181 DATED DECEMBER 10, 1974

Certificate of Ownership and General Dedication
 I, the undersigned, being duly qualified under the laws of the State of Tennessee, do hereby certify that the above and foregoing plat and accompanying drainage, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Planning and Zoning Ordinance, as amended, and that the same have been approved by the Planning Commission, or for variances for which application has been filed. The indicated instruments were in place at the time of this survey.

City Tax Clerk _____ Date: _____
 Knox County Trustee _____ Date: _____
 Surveyor _____ Date: _____
 Tennessee Certification No. 1500

This is to certify that all property taxes and assessments due on this property have been paid.
 Signed: _____ Date: _____
 City Tax Clerk
 Signed: _____ Date: _____
 Knox County Trustee

ZONING SHOWN ON OFFICIAL MAP
 DATE _____ BY _____
 In Unincorporated Areas of Knox County
 Where Sanitary Sewers Are Not Available
 This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems and that it is to notify that of this are subject to Sections 68-13-413 thru 68-13-413 Code Amendment, and the regulations promulgated thereat.

Date: _____ Knox County Health Dept.
 Subdivision Name and Street Names
 Contained Herein Reviewed and Approved
 Date: _____
 By: _____
 Knoxville Knox County
 Metropolitan Planning Commission