



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

▶ **FILE #:** 2-A-09-RZ

AGENDA ITEM #: 41

2-A-09-SP (REVISED)

AGENDA DATE: 2/12/2009

▶ **APPLICANT:** DONALD E. HOLLIFIELD

OWNER(S): DONALD E. HOLLIFIELD

TAX ID NUMBER: 92 024

JURISDICTION: Commission District 3

▶ **LOCATION:** North, east and west sides Woods-Smith Rd., south and east sides Barnard Rd.

▶ **TRACT INFORMATION:** 11.44 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Woods-Smith Rd., a minor collector street with 18' of pavement width within 50' of right of way, or Barnard Rd., a local street with 16' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Townhomes

DENSITY PROPOSED: 10 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Not an extension of MDR, but adjacent property to north is zoned PR at up to 12 du/ac and developed at about 10 du/ac, which is consistent with MDR.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Multi-dwelling attached residential and houses / LDR / PR (Planned Residential) @ 12 du/ac and A (Agricultural)

South: Houses / LDR / R-1 (Low Density Residential)

East: Houses / LDR / A (Agricultural)

West: Houses / LDR / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of low and medium density residential uses, under A, RA, R-1 and PR zoning.

STAFF RECOMMENDATION:

► **DENY THE REQUEST for an MDR (Medium Density Residential) plan designation for this site.**

The requested amendment of the sector plan does not meet any of the specific criteria outlined in the General Plan for approval of a plan amendment.

► **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac. (Applicant requested 10 du/ac.), subject to 1 condition:**

1. No clearing/grading of the site shall occur prior to use on review/concept plan approval by MPC.

PR zoning, with the recommended condition, is the most appropriate zoning for development of this property, which has slope constraints and access issues. The reduced density is recommended because development will be very limited on about 15% of the site, which has slopes of 25% or greater, and because of concerns regarding the access streets and possible sinkholes on the site. The PR zone will require plan approval by MPC prior to any development of the site.

COMMENTS:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No changes have occurred in this area to warrant this change. Some road improvements to Woods-Smith Rd. and Barnard Rd. may be needed in order to better accommodate medium density residential development on this site.

ERROR OR OMISSION IN CURRENT PLAN:

The plan appropriately calls for LDR development on this slope constrained site, which has low density development on three sides.

CHANGES IN GOVERNMENT POLICY:

No policy changes have occurred that warrant this sector plan change.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

No changes have occurred that warrant this change. Staff recognizes that there is a PR-zoned multi-dwelling attached residential development to the north, but that development was approved in the 1980's and early 90's prior to the requirement that sector plans be amended to be consistent with zoning requests. The current sector plan does not recognize the medium density development to the north. That site has more direct access to Western Ave. via Sood Rd., Raj Rd. and a short section of John May Dr. The subject property is further away from Western Ave. and requires direct access to Woods-Smith Rd. and Barnard Rd., which are not as suitable to handle the traffic that would be generated by this development. Also, slope protection policies may not have been in place or adhered to at the time of that rezoning and development plan approval. The applicant reports that the approved overall density is about 10 du/ac for that adjacent development to the north.

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting. The PR zone is the most appropriate zone for any type of large scale residential development in the County.
2. The site has some slope constraints that should limit development. As shown on the attached slope analysis, about 15% of the site has slopes of 25% or greater. Staff will expect that the development plan submitted will keep development off of the severe slopes. Staff has included a condition that no land disturbance or removal of vegetation will occur until after the approval of a development plan by MPC.
3. The surrounding area is developed with residential uses of various densities and zones, both inside and outside of the City limits of Knoxville. This proposal, at the recommended density, is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent

zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that, if development is clustered in areas away from severe slopes, PR is the most appropriate zone for this proposed development.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the applicant's proposed density of 10 du/ac, up to 114 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 1,073 trips to the street system and about 21 children to the school system. At the staff's recommended density of 5 du/ac, up to 57 dwelling units could be proposed, adding 576 trips and 11 school aged children. If the development plan proposes enough units to generate more than 750 trips, a traffic study will be required to be submitted and reviewed along with the development plan.
3. At the staff's request, the applicant has provided a letter from his engineer that addresses sight distance along Woods-Smith Rd. and Barnard Rd. for access to the development. The letter has provided sufficient evidence that adequate sight distance is attainable. However, road improvements may be necessary to accommodate the development, depending on the number of units proposed. These improvements may include widening of roads, intersection improvements, as well as grading within rights of way to improve sight lines. During the required use on review process, the applicant will be expected to work with MPC and Knox County Engineering in making any recommended improvements. The applicant has control of all the property adjacent to the intersection of Woods-Smith Rd. and Barnard Rd., making intersection realignment a reasonable possibility.
4. PR zoning at up to 5 du/ac will allow consideration of more flexible development alternatives with an overall density that respects the slope constraints of the site, but allows a reasonable number of dwelling units to be clustered on the less constrained portions of the site. The recommendation gives the applicant the opportunity to submit a plan for up to 57 dwelling units, which could be clustered in any portion of the site. A rezoning application for greater density would be required for consideration of more dwelling units in the future.
5. The entire site, all three sections that are split by Woods-Smith Rd. and Barnard Rd., is considered as one district for the purpose of density calculations. So, the entire acreage on all sides is used to determine the number of units that may be proposed on a development plan. Based on the 11.44 acres reported and using the staff recommended density of 5 du/ac, the total number of units allowed will be 57. This is the aggregate total relating to all three sections of the parcel.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the recommended zoning and density. If the sector plan is amended to MDR as requested, a PR density of up to 12 du/ac could be considered.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning requests for low to medium density residential development in the immediate area, especially on A zoned properties. The sector plan proposes low density residential uses and slope protection for most of the surrounding 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 1073 (average daily vehicle trips)

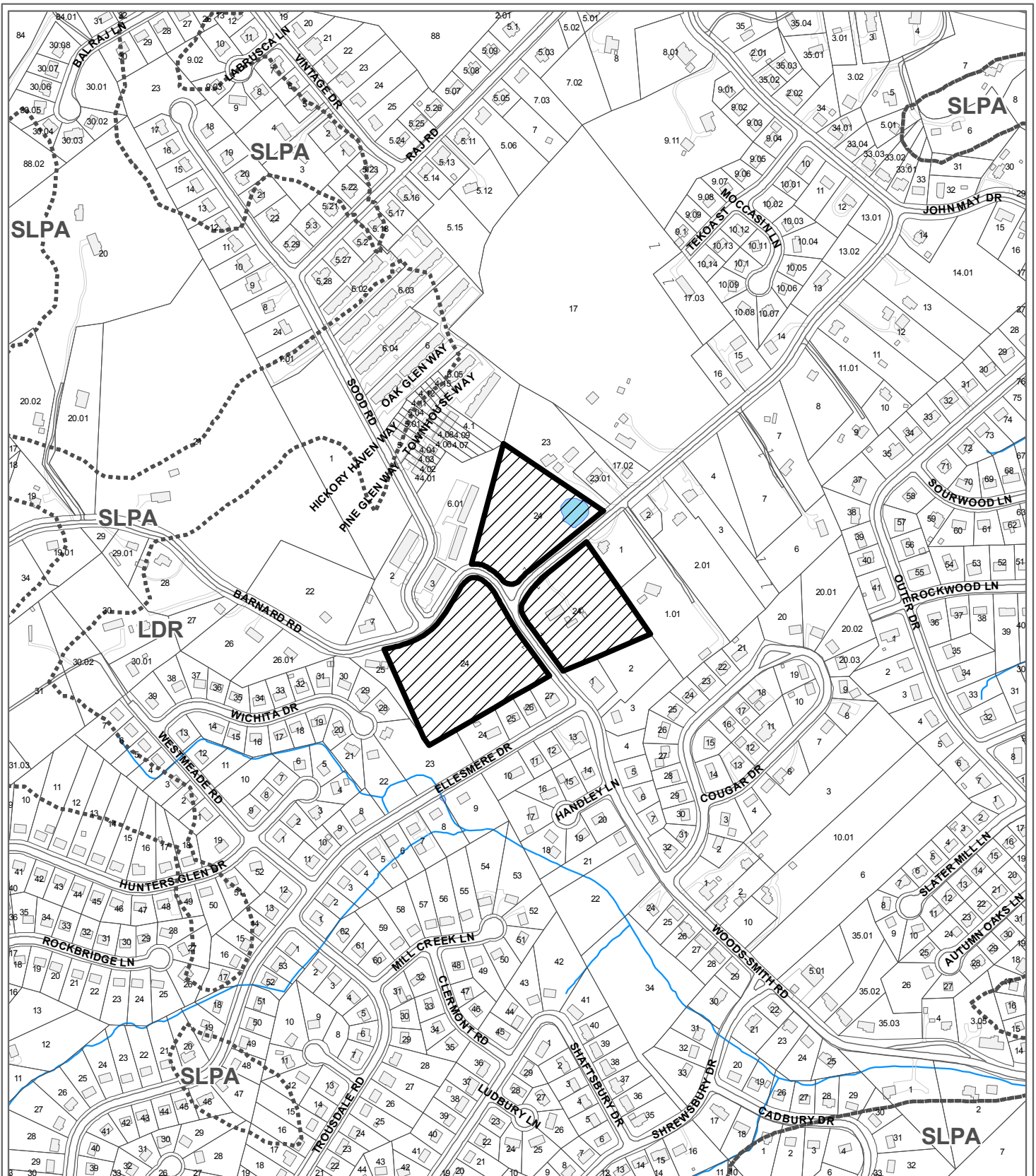
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns 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 3/23/2009. 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.



**2-A-09-SP / 2-A-09-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

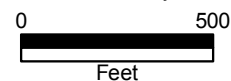
From: LDR (Low Density Residential)
To: MDR (Medium Density Residential)

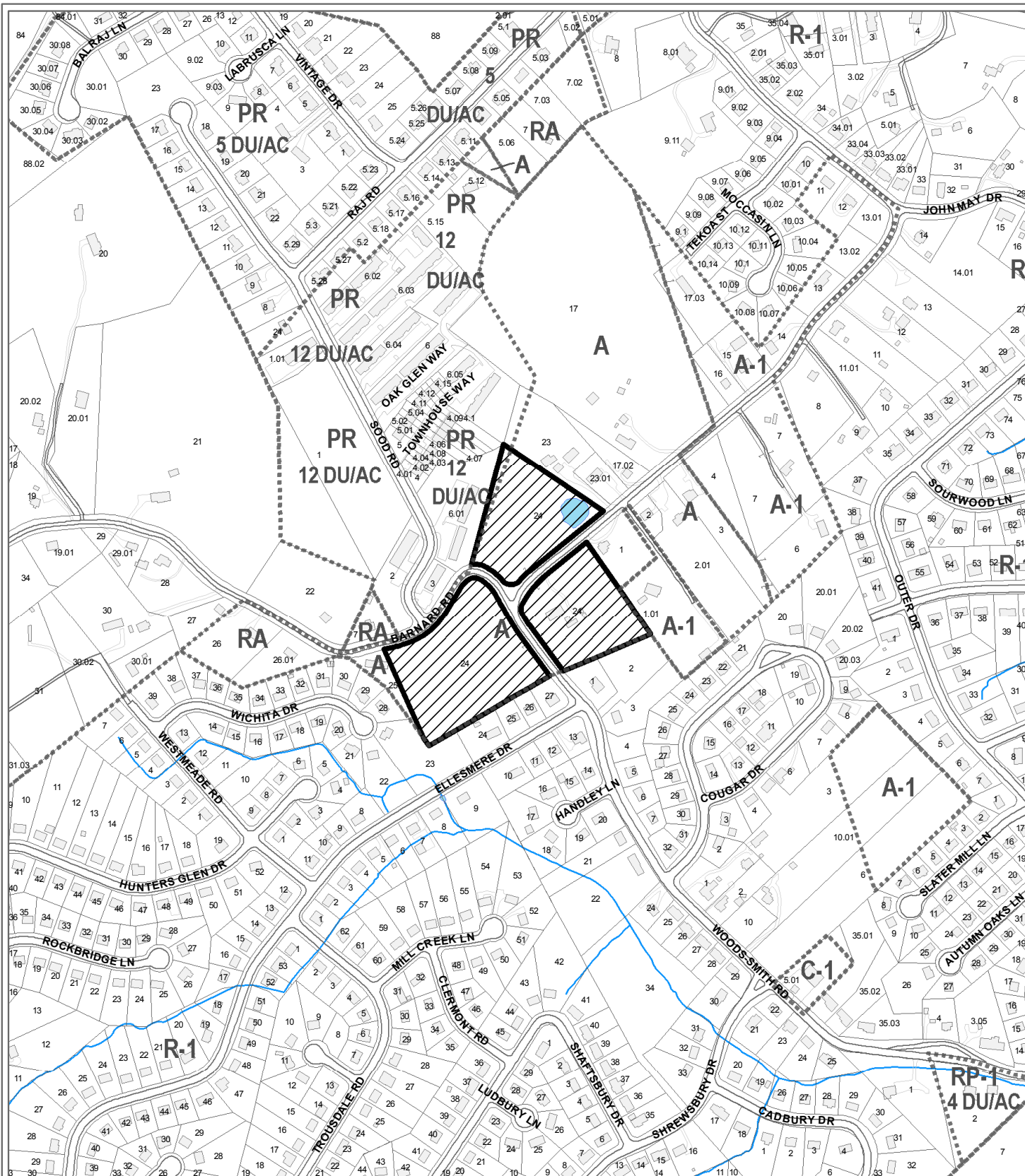


Original Print Date: 1/23/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

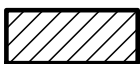
Petitioner: Hollifield, Donald E.

Map No: 92
Jurisdiction: County





**2-A-09-RZ
REZONING**



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

Original Print Date: 1/23/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

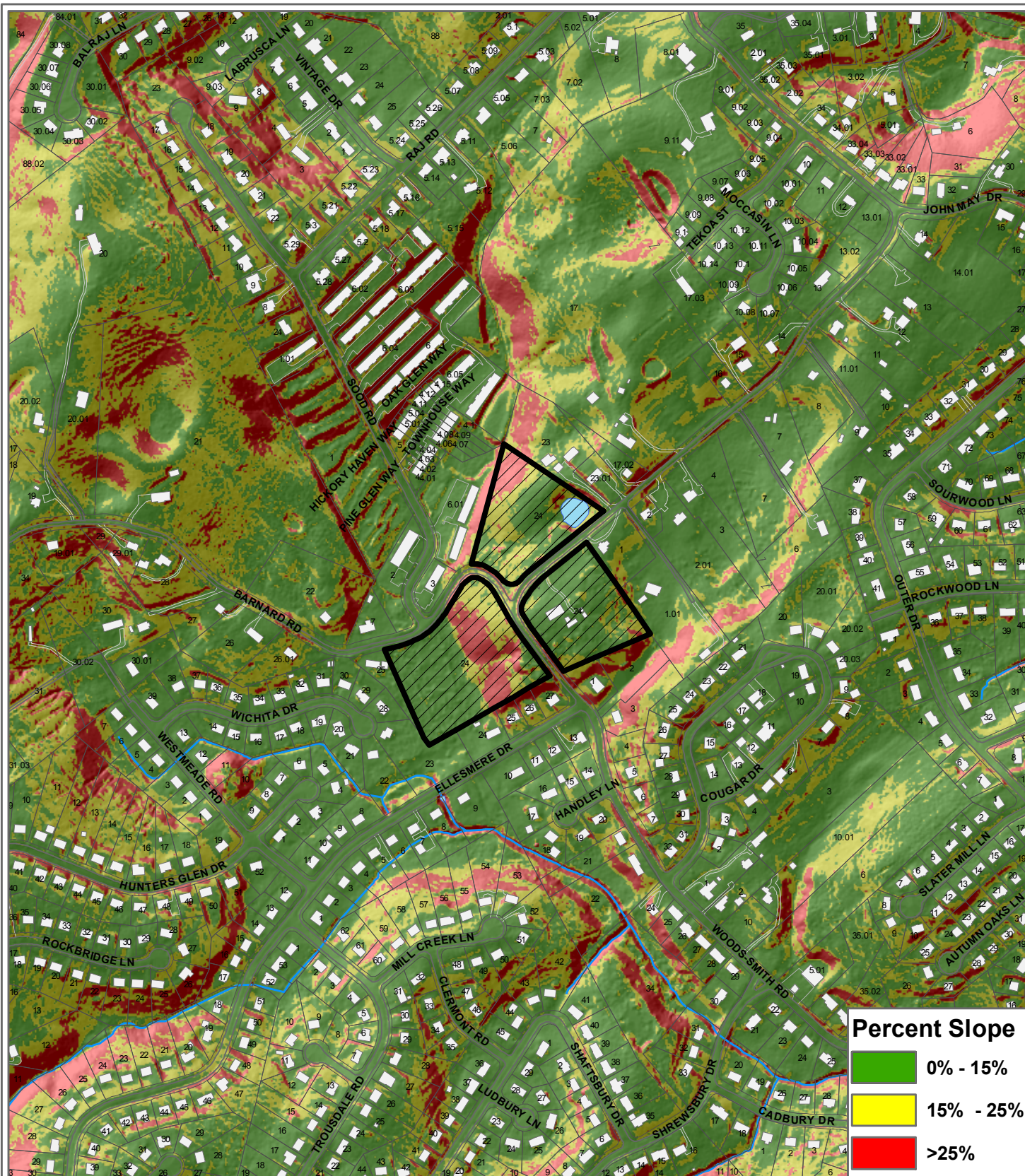
Revised:

Petitioner: Hollifield, Donald E.

Map No: 92

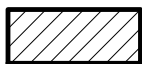
Jurisdiction: County





**2-A-09-RZ
REZONING - SLOPE ANALYSIS**

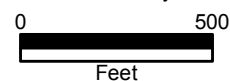
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2-A-09-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	10640	6.1065	59.95%
15%-25%	2	4412	2.5321	24.86%
> 25%	3	2695	1.5467	15.19%
Total Acres			10.1854	100.00%

Leland R. Johnson, Jr., P.E.

2379 Choto Road

Knoxville, Tennessee 37922-61016

(865) 310-5073

Mr. Raj Sood, President
Structure Technology, Inc.
2728 Sood Road, Ste 14
Knoxville, TN 37921

Re: Line of sight for Ridgedale Townhomes – Phase III
MPC Rezoning File No. 2-A-09-R2

Mr. Sood:

I have investigated the line of sight distances for your project on Woods Smith and Barnard Roads. The original entrance location for the Woods Smith portion of the project as shown on your Concept Plan drawing dated 01/20/2009 would not allow sufficient sight distance to the west. However, by adjusting the entrance location by approximately 100 feet to the west, sufficient distance can be obtained.

Using the criteria found in paragraphs 62-87 Intersection Placement, and 62-88 Corner Sight Distance, of the Knoxville - Knox County MINIMUM SUBDIVISION REGULATIONS, and the prevailing speed limits and roadway geometry, I have established the following sight distances:

Woods Smith Road South Parcel:

Sight distance looking east – 300' required, 398'+ available

Sight distance looking west – see below for required, 228' available

Woods Smith Road North Parcel:

Sight distance looking east – 300' required, 397' available

Sight distance looking west – see below for required, 238' available

Barnard Road entrance opposite Sood Road:

Sight distance looking east – 300' required, 315' available

Sight distance looking west – see below for required, 345'+ available

The sight distances from the proposed (relocated) entrance on Woods Smith Road to the west are limited by the intersection of Woods Smith and Barnard Roads just west of this intersection. Per paragraph 62-87, this intersection is greater than the 125 feet required for a local intersection class. The required distance for Barnard Road looking west was figured by interpolating between the 20 mph and 30 mph speed limits in the table. The speed limit posted west of the proposed entrance is 25 mph. The posted limit immediately east of the proposed entrance is 30 mph, the same as on Woods Smith Road.

Grading of the sites to ensure the entrances meet the requirements of paragraph 62-82 Grades at Intersections, will alter these figures slightly, but I do not anticipate any significant reductions in the distances presented here.

I appreciate this opportunity to provide this information for the project and look forward to working with you in the future to complete this development. Please do not hesitate to contact me should you have questions or require additional information. I am completing the drawings at this time and will forward them under separate cover.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leland R. Johnson, Jr.', written in a cursive style.

Leland R. Johnson, Jr., P.E.
Tennessee Registration No. 15461

Cc: Mr. Michael A. Brusseau, AICP
Knoxville-Knox County Metropolitan Planning Commission