



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

**FILE #:** 7-B-09-RZ  
7-A-09-SP

**AGENDA ITEM #:** 40  
**AGENDA DATE:** 7/9/2009

**APPLICANT:** KALEA DERRY  
**OWNER(S):** OHANA PROPERTIES

**TAX ID NUMBER:** 19 040  
**JURISDICTION:** Commission District 8

**LOCATION:** South side Andersonville Pike, west of Eiffel Ln.

**TRACT INFORMATION:** 2.98 acres.

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via Andersonville Pike, a minor collector street with 17' of pavement width within 50' of right of way.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Bullrun Creek and Beaver Creek

**PRESENT PLAN DESIGNATION/ZONING:** AG/RR (Agricultural/Rural Residential) / A (Agricultural)

**PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RA (Low Density Residential)

**EXISTING LAND USE:** Residence

**PROPOSED USE:** Six residential lots

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of LDR plan designation and RA zoning.

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Andersonville Pike - Houses / Ag-RR / A (Agricultural)  
South: Houses / LDR / RA (Low Density Residential)  
East: Houses / LDR / RA (Low Density Residential)  
West: Houses / Ag-RR / A (Agricultural)

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

**STAFF RECOMMENDATION:**

**ADOPT RESOLUTION # 7-A-09-SP, amending the North County Sector Plan to LDR (Low Density Residential) for this site and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

The requested sector plan amendment is an extension of the established LDR designation from the north and east, where two low density residential subdivisions are located, including one large development accessed from York Rd. The addition of this small parcel to the LDR designation is compatible with the area and should have minimal impact.

► **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2 du/ac. (Applicant requested RA zoning)**

RA zoning is not permitted within the Rural Area on the Growth Policy Plan map. The recommended PR zoning and density is the maximum that can be accommodated under the policies of the Growth Policy Plan for Rural Areas. The recommendation is compatible with surrounding development and zoning and allows consideration of up to 5 dwelling units on the site.

**COMMENTS:**

**SECTOR PLAN REQUIREMENTS:**

The Knoxville-Knox County General Plan 2032 states that a plan amendment may be approvable because it is a logical extension of an existing boundary. To be considered a logical extension, it should not violate clear physical boundaries intentionally depicted on the plan map, such as a road, a stream or a ridge line, and should be smaller than the area being extended. This application clearly meets these criteria and is therefore the primary basis for staff's recommended approval of this sector plan amendment.

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:**

**NEW ROAD OR UTILITY IMPROVEMENTS:**

No road improvements have been made recently in the area. Sewer can be extended from the two adjacent subdivisions to the east.

**CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:**

The development pattern in this area is currently composed of rural to low density residential uses, including two RA zoned subdivisions to the north and east. There is also a subdivision to the south off of Andersonville Pike, that is zoned PR at up to 4 du/ac. In total, there are about 150 acres of land already zoned for and developed with residential subdivisions in the immediate vicinity of this site. This minor plan amendment of about 3 acres is consistent with that pattern.

**REZONING REQUIREMENTS:**

**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.
2. The surrounding area is developed with rural to low density residential uses. PR zoning, at the recommended density, is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. The applicant requested RA zoning in order to subdivide this parcel into 6 lots. Although it exists to the north and east of the site, RA zoning is not permitted in the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan.
4. PR zoning at the recommended density, which is acceptable in the Rural Area, based on the reported acreage, will accommodate up to five lots, while allowing the flexibility to cluster the lots toward the northern portion of the site. There are some steep slopes along the southern property line that should be preserved.

**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 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 recommended density of up to 2 du/ac on the 2.98 acres reported, up to 5 dwelling units could be proposed for the site. If developed with detached residential units, this would add approximately 66 trips to the street system and about 2 children to the school system.
3. Adequate sight distance appears to be available on Andersonville Pike for access to the development, but this will need to be certified on the development plan.
4. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to LDR, the PR zoning at the recommended density is consistent with the North County Sector Plan. The larger subdivisions to the north and east are already designated as LDR.
2. The site is located within the Rural Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. RA zoning is not permitted within the Rural Area. Since the property is not contiguous with the Planned Growth Area, the maximum density that can be considered is 2 du/ac. This site meets all of the Growth Policy Plan criteria for approval at the recommended density.
3. Approval of this request may lead to future rezoning and plan amendment requests for low density residential development in the immediate area, on A zoned properties. The current sector plan proposes agricultural and rural residential uses for all of the surrounding property except the two established subdivisions to the north and east, which are shown as low density residential.

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.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT 66 (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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Copper Ridge Elementary, Halls Middle, and Halls 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 8/24/2009. 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.

**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTH COUNTY SECTOR PLAN**

**WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

**WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

**WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

**WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North County Sector Plan, consistent with the requirements of the General Plan; and

**WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and

**WHEREAS**, Kalea Derry, has submitted an application to amend the Sector Plan from Agricultural and Rural Residential to Low Density Residential for property described in the application; and

**WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the North County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

**WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on July 9, 2009, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property, as requested, and/or amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:**

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North County Sector Plan, with its accompanying staff report and map, file #7-A-09-SP.

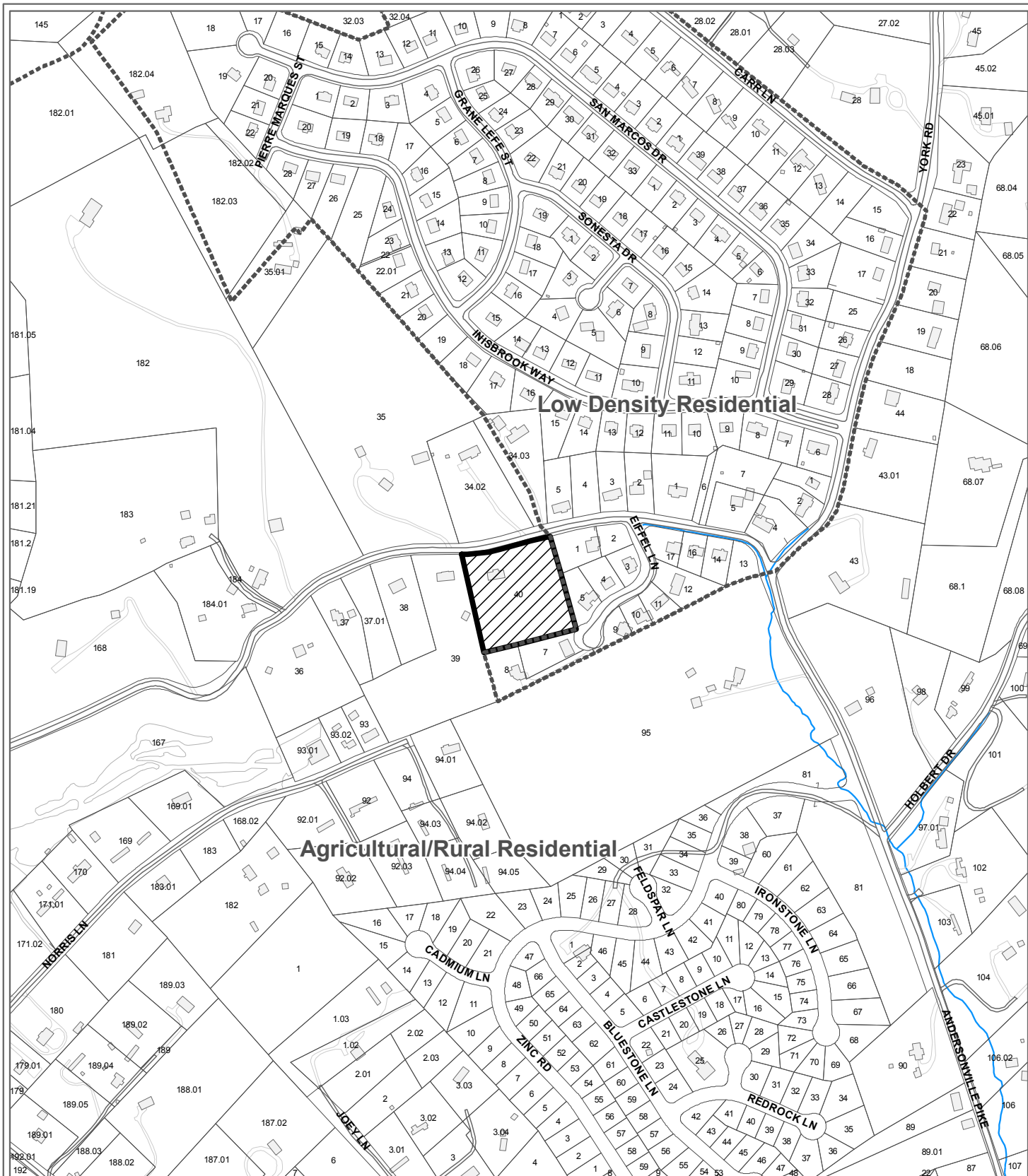
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that the Commission of Knox County likewise consider this revised amendment to the General Plan 2033.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**7-A-09-SP / 7-B-09-RZ**  
**NORTH COUNTY SECTOR PLAN AMENDMENT**

From: AG/RR (Agricultural/Rural Residential)  
 To: LDR (Low Density Residential)

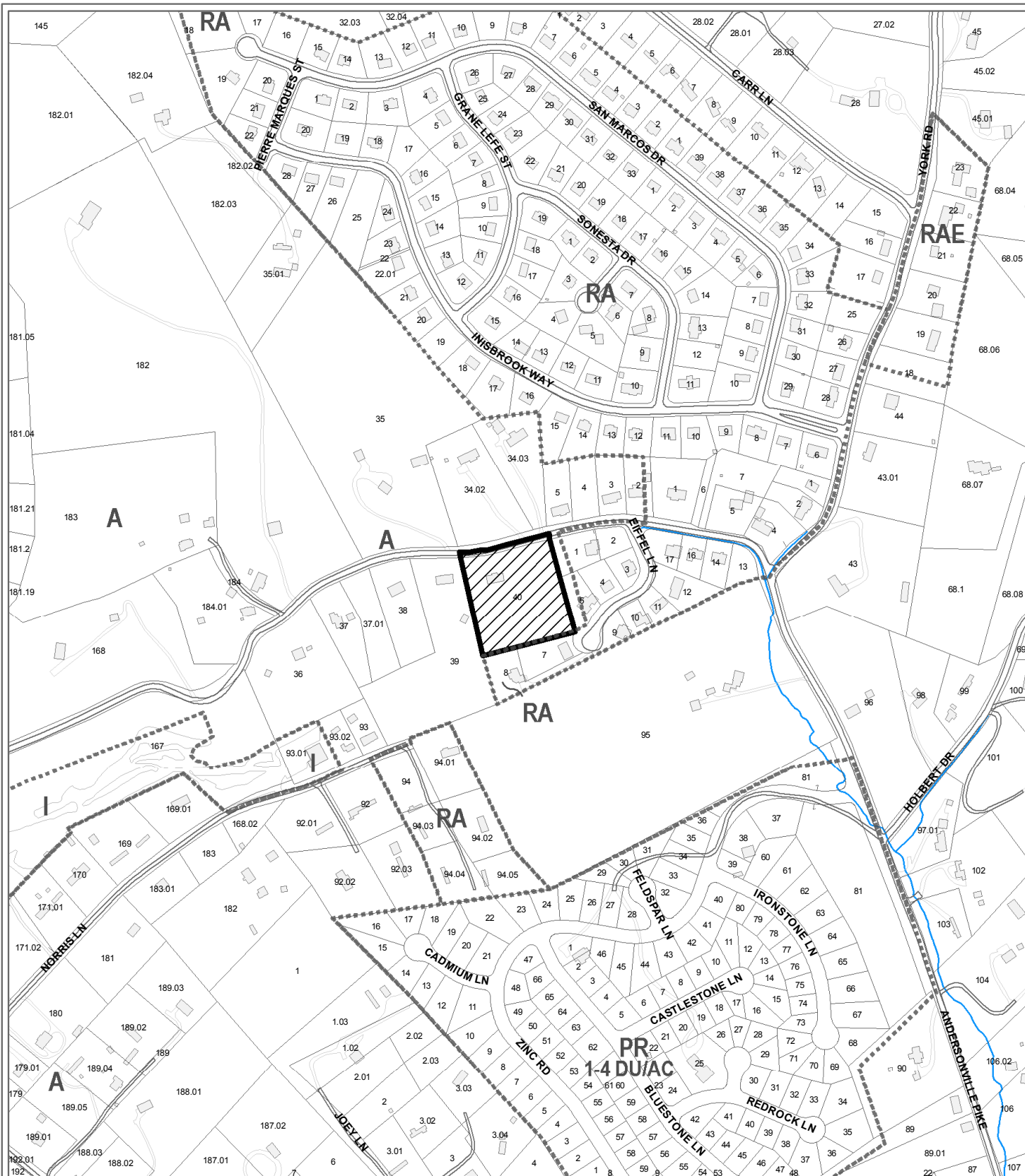
Original Print Date: 6/23/2009      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Derry, Kalea

Map No: 19  
 Jurisdiction: County

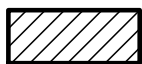
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**7-B-09-RZ  
REZONING**

From: A (Agricultural)  
To: RA (Low Density Residential)



Original Print Date: 6/23/2009  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Derry, Kalea

Map No: 19

Jurisdiction: County

