

▶ **FILE #:** 7-F-13-RZ

AGENDA ITEM #: 28

AGENDA DATE: 7/11/2013

▶ **APPLICANT:** PRIMOS LAND COMPANY, LLC

OWNER(S): Primos Land Company, LLC

TAX ID NUMBER: 90 171 & 172

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side Gray Hendrix Rd., east end of Garrison Rd.

▶ **APPX. SIZE OF TRACT:** 58 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gray Hendrix Rd., a local street with 16-17' of pavement width within 50' of right-of-way.

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

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural) and I (Industrial)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses - Gray Hendrix Rd. / RA (Low Density Residential)

South: Houses and vacant land / RA (Low Density Residential)

East: Houses / RA (Low Density Residential)

West: Gray Hendrix Rd. - Houses and vacant land / RA (Low Density Residential) and PR (Planned Residential)

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac. (Applicant requested 5 du/ac.)**

PR is an appropriate zone for residential development of this site and is consistent with the sector plan proposal for the property. Staff recommends a reduced density of up to 4 du/ac, rather than the requested 5 du/ac, for better compatibility with surrounding development. Also, approval of PR for the entire site would eliminate some inappropriate, leftover Industrial zoning in the southern portion of the site.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY

GENERALLY:

1. PR is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.
2. PR zoning at either the proposed or recommended density is consistent with the sector plan proposal for the site.
3. Limiting the density to 4 du/ac is recommended for better compatibility with surrounding land uses and zoning, which includes detached residential development on all sides at densities of no more than 4 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at the recommended density will allow reasonable use of the property for residential development, while maintaining compatibility with surrounding development and zoning. The requested 5 du/ac is more intense than the prevailing densities in the area.
2. The recommended PR zoning at a density of up to 4 du/ac would allow for a maximum of 232 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 2248 vehicle trips per day to the street system and would add approximately 123 children under the age of 18 to the school system. The requested density of 5 du/ac would allow for a maximum of 290 dwelling units to be proposed for the site. That number of detached units, would add approximately 2761 vehicle trips per day to the street system and would add approximately 154 children under the age of 18 to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan designates this site for low density residential uses with some slope protection in the southern portion, consistent with PR zoning at up to 5 du/ac. It is expected that the developer would limit the grading within the slope protected area.
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 requests for PR zoning in the future on other A-zoned 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 2761 (average daily vehicle trips)

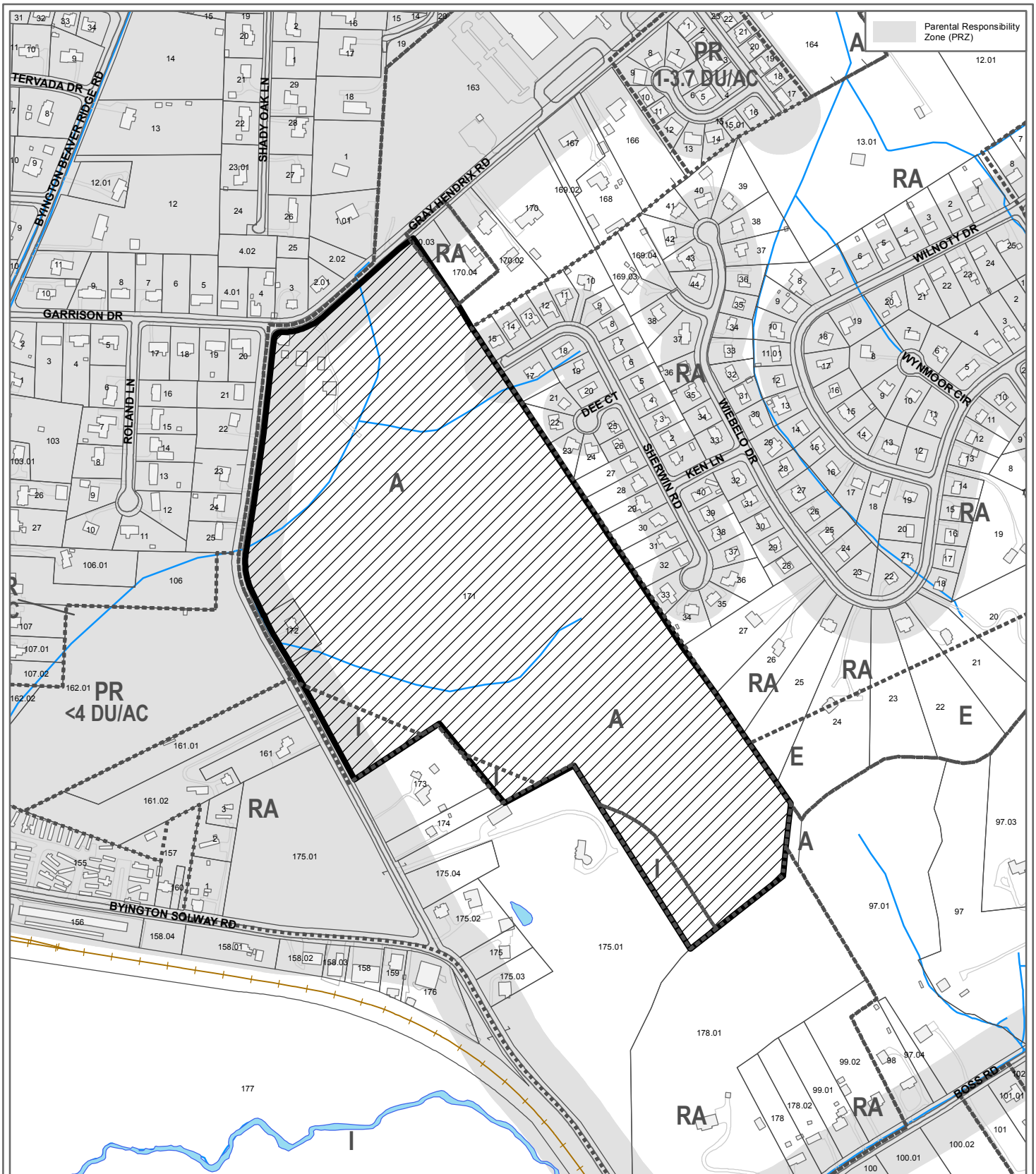
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 154 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns 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 8/26/2013. 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.



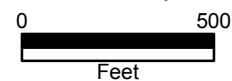
**7-F-13-RZ
REZONING**

From: A (Agricultural) and I (Industrial)
To: PR (Planned Residential)

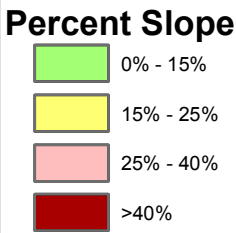
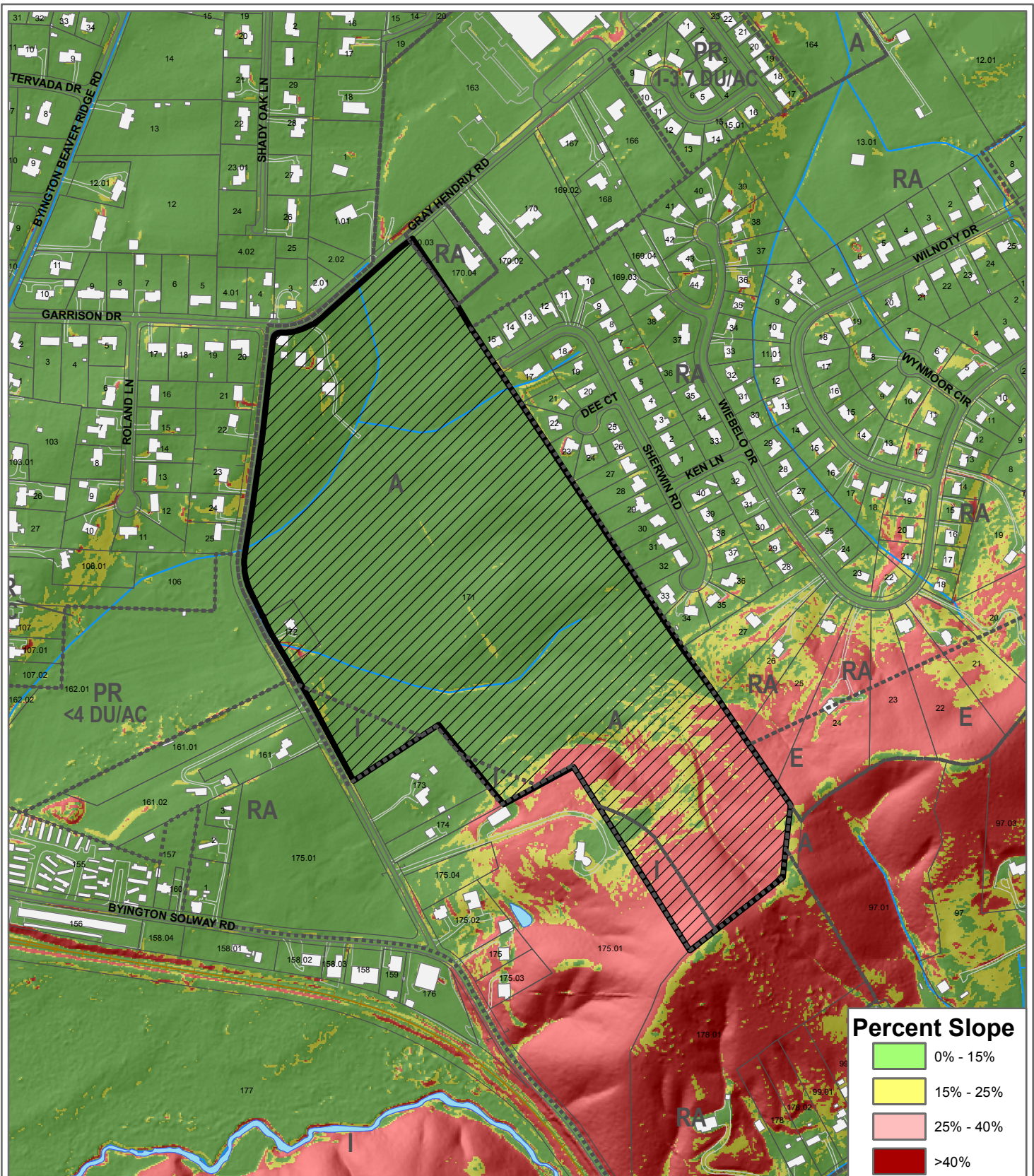


Petitioner: Primos Land Company, LLC

Map No: 90
Jurisdiction: County

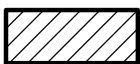


Original Print Date: 6/27/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**7-F-13-RZ
REZONING - SLOPE ANALYSIS**

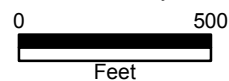
From: A (Agricultural) and I (Industrial)
To: PR (Planned Residential)



Original Print Date: 7/1/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Primos Land Company, LLC

Map No: 90
Jurisdiction: County



7-F-13-RZ Slope Analysis

Acreage

Non-Hillside Portions 45.7

Hillside and Ridgetop Protection Area

Value	Percent Slope	Count	Acres
1	0%-15%	1264	0.73
2	15%-25%	4292	2.46
3	25%-40%	9590	5.50
4	>40%	3891	2.23

Total 10.93

Ridgetop Area 0

Site Total 56.63