

▶ **FILE #:** 10-I-13-RZ

AGENDA ITEM #: 29

AGENDA DATE: 10/10/2013

▶ **APPLICANT:** S & E PROPERTIES LLC

OWNER(S): S & E Properties

TAX ID NUMBER: 106 B A 027

JURISDICTION: City Council District 3

▶ **LOCATION:** Southeast side Creekhead Dr., west side Helmbolt Rd.

▶ **APPX. SIZE OF TRACT:** 9.85 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Helmbolt Rd. a minor arterial street with 18-19' of pavement width within 50' of right-of-way, or Creekhead Dr., a local street with 18' of pavement width within 45' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A-1 (General Agricultural)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

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

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 5.9 du/ac

EXTENSION OF ZONE: Yes, extension of RP-1 from the north.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Creekhead Dr. - Residential subdivision / RP-1 (Planned Residential)

South: Residential subdivision / R-1 (Low Density Residential)

East: Residence and vacant land / A-1 (General Agricultural)

West: Residence and vacant land / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low density residential uses under RP-1 and R-1 zoning. There are also some larger parcels with residences in the surrounding area, zoned A-1.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4 du/ac. (Applicant requested 5.9 du/ac.), subject to one condition.**

1. No grading, or other site disturbance, including the removal of vegetation, shall be allowed prior to the review and approval of a development plan by MPC.

RP-1 zoning is an extension of zoning from the north, is consistent with the sector plan and One Year Plan proposals, and will allow uses compatible with the surrounding land uses and zoning pattern. The recommended reduction in density is intended to keep the proposed development more consistent with

surrounding developments.

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. This site, which is accessed from either Helmbolt Rd. or Creekhead Dr., is in the vicinity of other properties that are zoned RP-1, including a condominium development to the northwest on Piney Grove Church Rd., zoned RP-1 at a density of 5.9 du/ac, with a developed density of over 5 du/ac. The large RP-1 zoned subdivision to the north, accessed from Creekhead Dr. and Piney Grove Church Rd., is developed at a density of about 3.25 du/ac. The recommended density of up to 4 du/ac is compatible with surrounding zoning and development.
2. The site is heavily wooded currently (see attached aerial photo). Staff recommends the condition with the intent to preserve as many trees as possible as the site develops, especially within the required 25 foot peripheral setback areas. The applicant is advised to preserve a tree line along Creekhead Dr. and along the west side of the property to buffer between this low density residential use and less intense A-1 uses. This will also reduce the visual impact along Creekhead Dr.
3. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposed and recommended zoning and density
4. RP-1 is a logical extension of zoning from the north and will allow development comparable to other residential development in the area.
5. RP-1 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, traffic circulation, access, slope and stream protection, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing. There is an expectation that the developer of the property will consider connections to both Helmbolt Rd. and Creekhead Dr.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RP-1 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 RP-1 is the most appropriate zone for this development.

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. RP-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. Approval of RP-1 zoning at the recommended density will allow the applicant to submit a development plan with up to 39 dwelling units for MPC's consideration. If developed with detached residential uses, this would add approximately 436 vehicle trips per day to the street system and would add approximately 21 children under the age of 18 to the school system. The recommended density will allow the applicant to submit a development plan with up to 58 dwelling units for MPC's consideration. If developed with detached residential uses, this would add approximately 628 vehicle trips per day to the street system and would add approximately 31 children under the age of 18 to the school system.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

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 proposes low density residential uses for this property, consistent with RP-1 zoning at up to 5.9 du/ac. Staff recommends limiting the density to no more than 4 du/ac for better compatibility with surrounding development.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC

consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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 Knoxville Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT 628 (average daily vehicle trips)

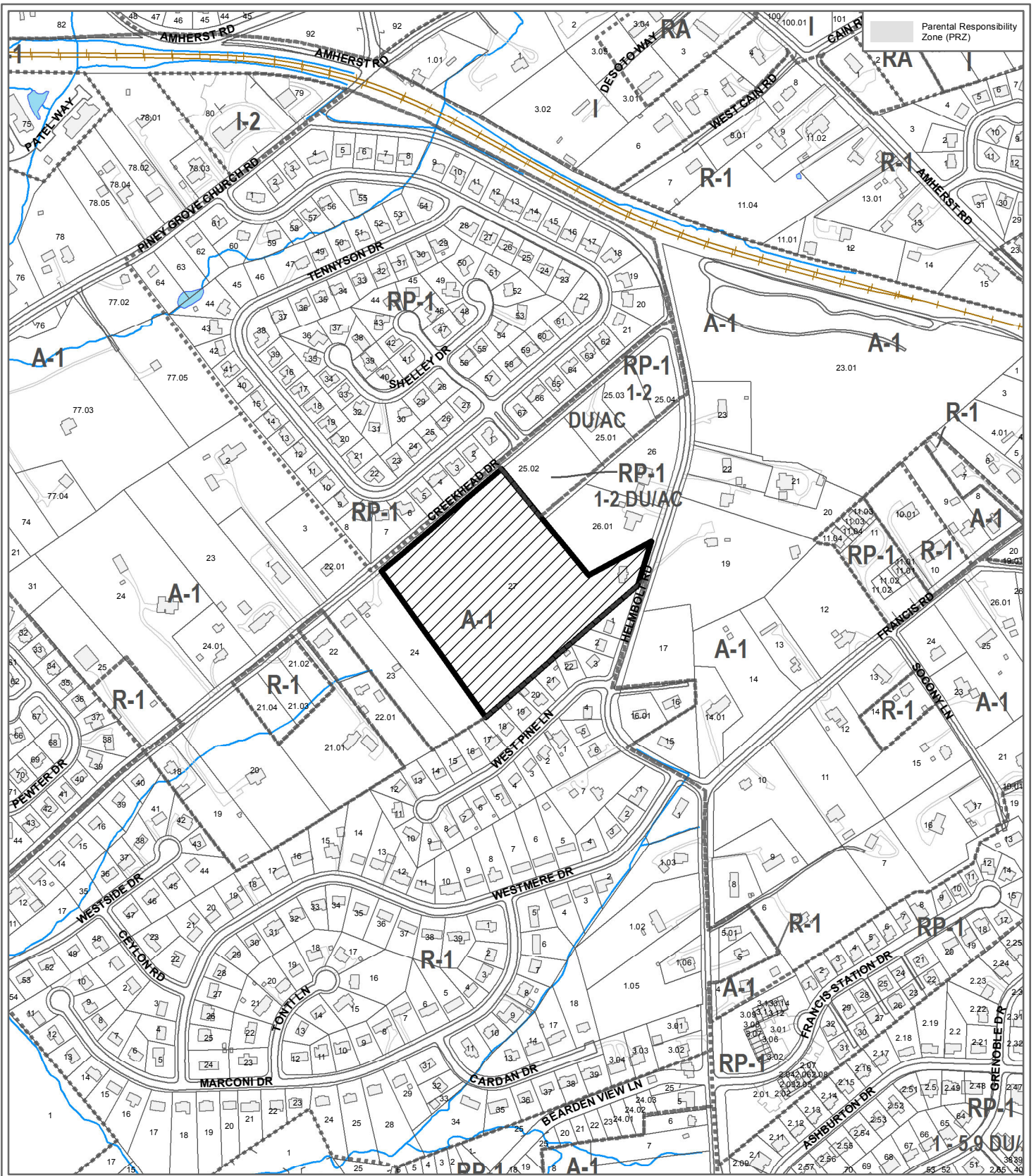
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 31 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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 Knoxville City Council for action on 11/12/2013 and 11/26/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



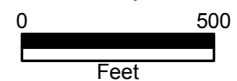
**10-I-13-RZ
REZONING**

From: A-1 (General Agricultural)
To: RP-1 (Planned Residential)



Petitioner: S & E Properties LLC

Map No: 106
Jurisdiction: City



Original Print Date: 9/25/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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