



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

▶ **FILE #:** 1-G-14-SP

AGENDA ITEM #: 27

AGENDA DATE: 1/9/2014

▶ **APPLICANT:** CHASE-SMITH DEVELOPMENT

OWNER(S): Rocky Smith and Mike Chase

TAX ID NUMBER: 120 E D 001 & 002

JURISDICTION: Council District 2

STREET ADDRESS: 7144 Deane Hill Dr

▶ **LOCATION:** Southeast side Deane Hill Dr., northeast Winchester Dr.

▶ **APPX. SIZE OF TRACT:** 5.1 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 18' of pavement width within 50' of right-of-way, or Winchester Dr., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION:** HDR (High Density Residential)

▶ **EXISTING LAND USE:** One duplex and one detached dwelling

▶ **PROPOSED USE:** Attached residential

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: MPC approved sector plan amendments to MDR on both of the subject parcels in 2013 (4-A-13-SP and 10-B-13-SP). These requests were withdrawn prior to final adoption by City Council.

SURROUNDING LAND USE AND PLAN DESIGNATION:
 North: Deane Hill Dr. - Detached houses / LDR
 South: Railroad R-O-W, detached houses / LDR
 East: House / LDR
 West: Winchester Dr. - Duplex / LDR

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under R-1 and RP-1 zoning. There is a community recreation center to the southwest at the corner of Morrell Rd. and Deane Hill Dr., zoned OS-2. The apartments on the northeast corner of that intersection are zoned RP-1 at a density of 6-14 du/ac.

STAFF RECOMMENDATION:

► **DENY HDR (Medium Density Residential) sector plan designation.**

Approval of medium or high density residential uses for this site would be a spot plan amendment in an area surrounded by low density residential uses. The One Year Plan also proposes low density residential uses for this site and the surrounding area.

COMMENTS:

Both subject parcels were recommended by MPC for MDR uses and RP-1 zoning at a density of up to 10 du/ac in 2013. Those requests were withdrawn at City Council prior to final action. MPC staff maintains the same position from May and October that this location is not appropriate for medium or high density residential development, and if planned residential zoning is approved, the density should be limited to 5.99 du/ac, which is the maximum allowed under the current LDR plan designation.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made in the vicinity of this site. The development pattern for this and surrounding sites is well established as low density residential.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The West City Sector Plan appropriately designates this site for low density residential uses, consistent with the surrounding area. There is no medium density residential development or zoning along Deane Hill Dr. between Morrell Rd. and Lockett Rd., with the exception of the developing area south of Deane Hill Shopping Center, on the west side of Wellsley Park Rd., which has alternate access to Gleason Dr. The zoning along this section of Deane Hill Dr. includes either R-1 (Low Density Residential) or RP-1 (Planned Residential) at less than 6 du/ac, consistent with the low density residential plan designation within the City Limits of Knoxville. There is a site to the east, accessed by Prescott Way that is designated as MDR on the sector plan, but it is zoned RP-1 at a density of 1-5.9 du/ac, consistent with LDR, and it appears to be built out. There are no HDR designated properties in the immediate area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There has been no change in public/government policy at this time that warrants the requested amendment to the sector plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The development pattern for this and surrounding sites is well established as low density residential, and there is no reason to amend the plan for this site only.

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. The law now 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: 1366 (average daily vehicle trips)

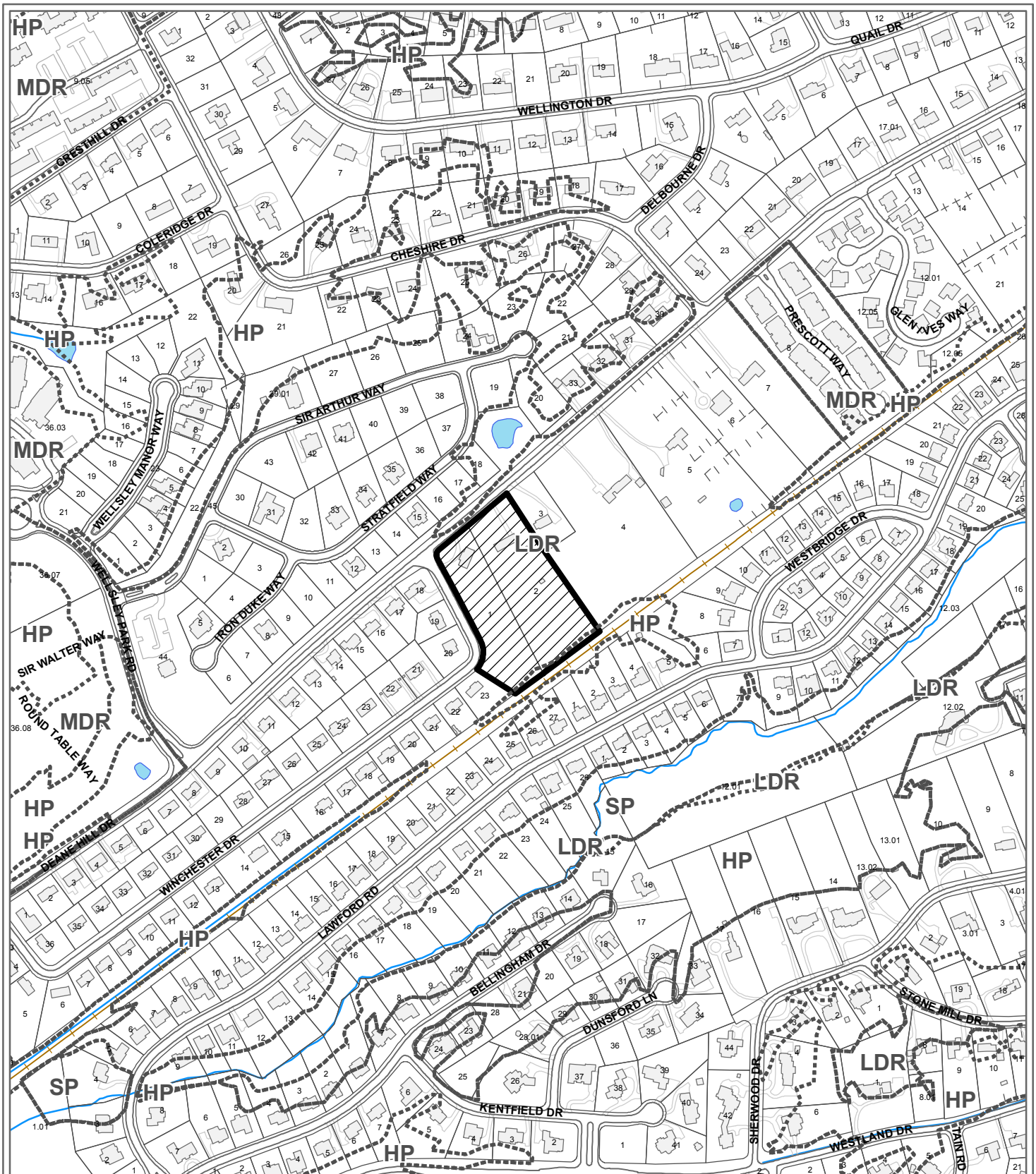
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 11 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West 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 2/4/2014 and 2/18/2014. 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.



**1-G-14-SP
WEST CITY SECTOR PLAN AMENDMENT**

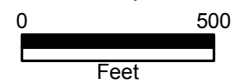
From: LDR (Low Density Residential)
To: HDR (High Density Residential)



Petitioner: Chase-Smith Development

Map No: 120

Jurisdiction: City



Original Print Date: 12/19/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

▶ **FILE #:** 1-E-14-RZ
 1-E-14-PA

AGENDA ITEM #: 27
AGENDA DATE: 1/9/2014

▶ **APPLICANT:** CHASE-SMITH DEVELOPMENT
 OWNER(S): Rocky Smith and Mike Chase

TAX ID NUMBER: 120 E D 001 & 002

JURISDICTION: Council District 2

STREET ADDRESS: 7144 Deane Hill Dr

▶ **LOCATION:** Southeast side Deane Hill Dr., northeast Winchester Dr.

▶ **TRACT INFORMATION:** 5.1 acres.

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 18' of pavement width within 50' of right-of-way, or Winchester Dr., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HDR (High Density Residential) / RP-2 (Planned Residential)

▶ **EXISTING LAND USE:** One duplex and one detached dwelling

▶ **PROPOSED USE:** Attached residential

DENSITY PROPOSED: 25 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: MPC recommended approval of MDR and RP-1 zoning at up to 10 du/ac for each of the two parcels in 2013.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Deane Hill Dr. - Detached houses / LDR / RP-1 (Planned Residential) at 1-5.9 du/ac

South: Railroad R-O-W, detached houses / LDR / R-1 (Low Density Residential)

East: House / LDR / RP-1 (Planned Residential) at 1-5 du/ac

West: Winchester Dr. - Duplex / LDR / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under R-1 and RP-1 zoning. There is a community recreation center to the southwest at the corner of Morrell Rd. and Deane Hill Dr., zoned OS-2. The apartments on the northeast corner of that intersection are zoned RP-1 at a density of 6-14-

STAFF RECOMMENDATION:

▶ **DENY HDR (High Density Residential) One Year Plan designation for the site.**

Approval of medium or high density residential uses for this site would be a spot plan amendment in an area surrounded by low density residential uses. The sector plan also proposes low density residential uses for this site and the surrounding area.

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of 5.99 du/ac (Applicant requested RP-2 at up to 25 du/ac.)**

RP-1 zoning at the recommended density gives the applicant reasonable use of the property, comparable to other small attached residential developments along Deane Hill Dr. The recommended density is the maximum allowable under the current low density residential plan designation, eliminating the need for a plan amendment.

COMMENTS:

Both subject parcels were recommended by MPC for MDR uses and RP-1 zoning at a density of up to 10 du/ac in 2013. Those requests were withdrawn at City Council prior to final action. MPC staff maintains the same position from May and October that this location is not appropriate for medium or high density residential development, and if planned residential zoning is approved, the density should be limited to 5.99 du/ac, which is the maximum allowed under the current LDR plan designation.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. **AN ERROR IN THE PLAN** - The One Year Plan appropriately designates this site for low density residential uses, consistent with the surrounding area. There is no medium or high density residential development or zoning along Deane Hill Dr. between Morrell Rd. and Lockett Rd., with the exception of the developing area south of Deane Hill Shopping Center, on the west side of Wellsley Park Rd., which has alternate access to Gleason Dr. The zoning along this section of Deane Hill Dr. includes either R-1 (Low Density Residential) or RP-1 (Planned Residential) at less than 6 du/ac, consistent with the low density residential plan designation within the City Limits of Knoxville.

B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been made in the vicinity of this site. The development pattern for this and surrounding sites is well established as low density residential.

C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - There has been no change in public policy that warrants the requested amendment to the One Year Plan.

D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - No new information has become available that would reveal the need for a plan amendment at this particular location.

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. RP-1 zoning at the recommended density for the subject property will allow reasonable development of the site for attached residential uses, consistent with other small attached residential developments along this section of Deane Hill Dr.
2. The recommended zoning and density is consistent with the current sector plan and One Year Plan proposals for the property. Consideration of the requested 25 du/ac would require a spot plan amendment to high density residential.
3. The site is surrounded by low density residential uses and zoning. Approval of a higher density for this site would constitute a spot zoning.

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

1. The RP-1 and RP-2 zoning districts are 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 at a density of less than 6 du/ac 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 at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties. The requested density of 25 du/ac is considerably more dense other small attached residential developments along this section of Deane Hill Dr.
2. The recommended PR zoning at a density of up to 5.99 du/ac would allow for a maximum of 30 dwelling units to be proposed for the site. That number of attached units, as proposed, would add approximately 323 vehicle trips per day to the street system and would add approximately 2 children under the age of 18 to the school system. The requested density of 25 du/ac would allow for a maximum of 149 dwelling units to be proposed for the site. That number of attached units would add approximately 1366 vehicle trips per day to the street system and would add approximately 11 children under the age of 18 to the school system.
3. Public water and sewer utilities are available to serve the site, and the recommended density 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 West City Sector Plan appropriately proposes low density residential uses for the site, consistent with the current R-1 zoning or the recommended RP-1 zoning at a density of up to 5.99 du/ac. There is also an accompanying sector plan amendment request on this agenda (1-G-14-SP) to amend the map from low to high density residential. Staff is also recommending denial of that request.
2. The City of Knoxville One Year Plan appropriately proposes low density residential uses for the site, consistent with the current R-1 zoning or the recommended RP-1 zoning at a density of up to 5.99 du/ac.
3. In order to consider an RP-1 zoning density above 10 du/ac, both of the above plans would have to be amended to MDR or HDR, which would be spot plan amendments.
4. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
5. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

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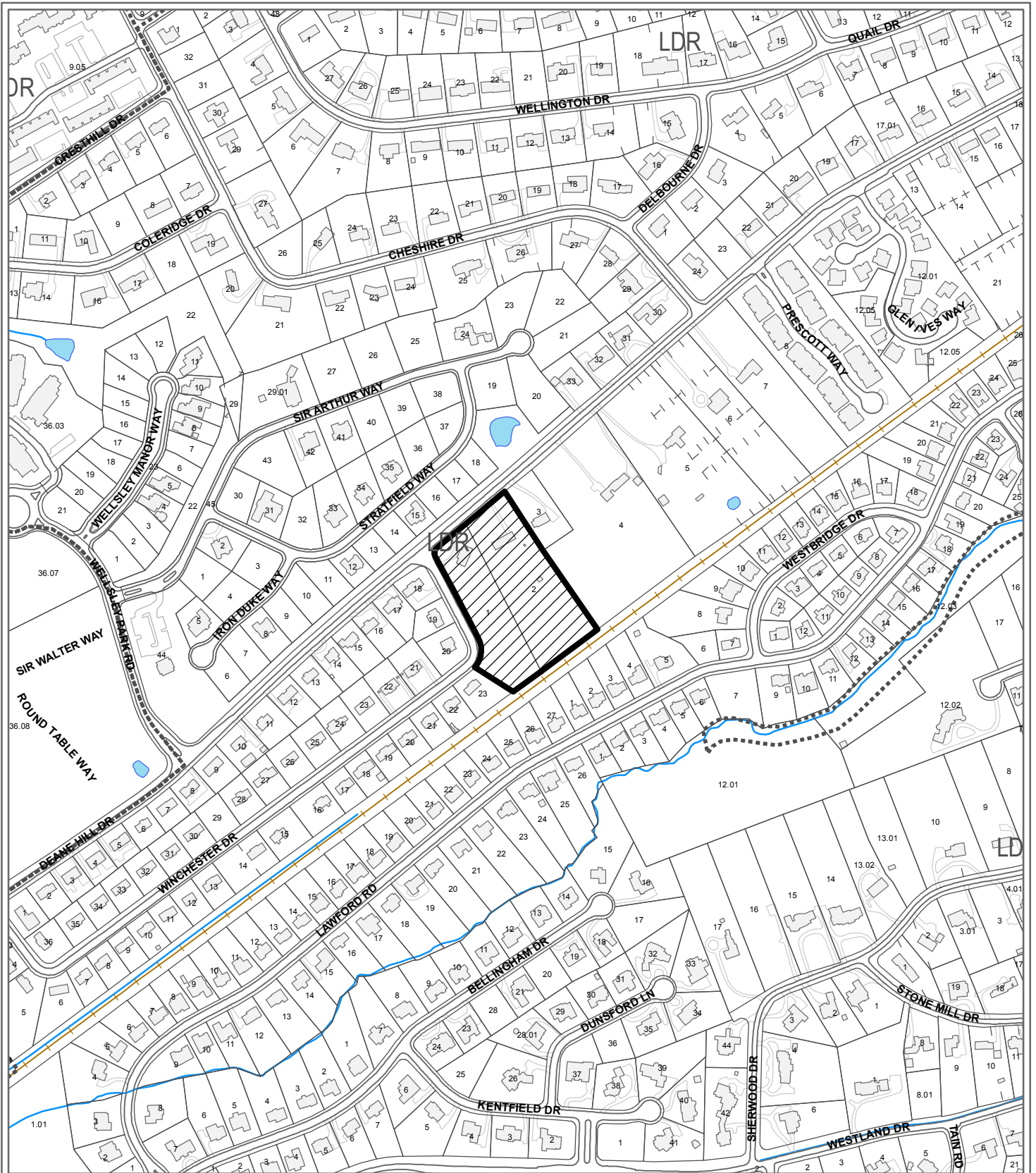
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PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: HDR (High Density Residential)



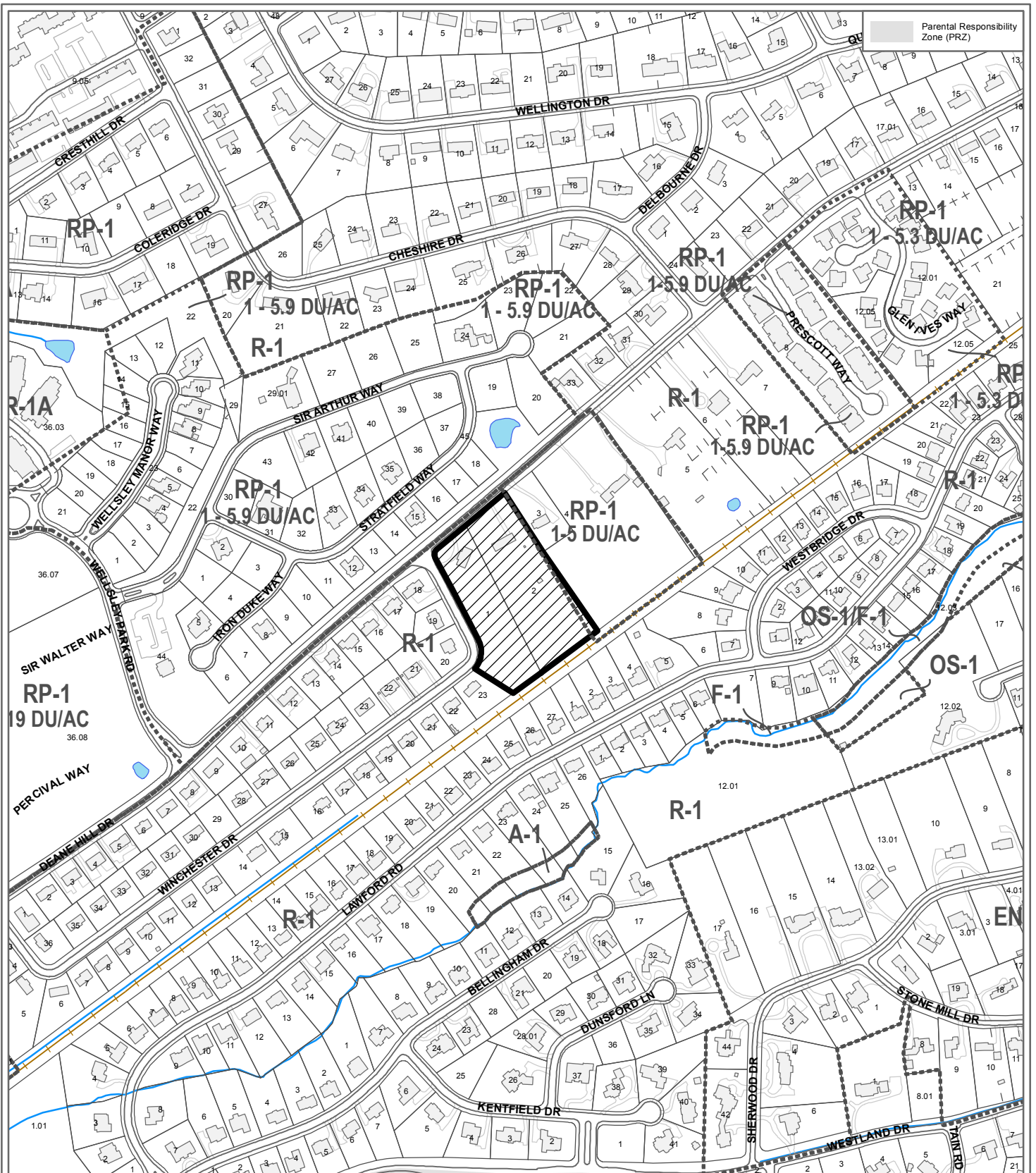
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Map No: 120

Jurisdiction: City

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**1-E-14-RZ
REZONING**

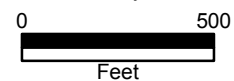
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