

▶ **FILE #:** 3-F-14-RZ

AGENDA ITEM #: 39

AGENDA DATE: 3/13/2014

▶ **APPLICANT:** IDEAL ENGINEERING SOLUTIONS

OWNER(S): David Campbell

TAX ID NUMBER: 145 001

JURISDICTION: County Commission District 5

STREET ADDRESS: 8509 Nubbin Ridge Rd

▶ **LOCATION:** Northwest side Nubbin Ridge Rd., northeast of Dunaire Dr.

▶ **APPX. SIZE OF TRACT:** 9.5 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Nubbin Ridge Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 3.8 du/ac

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / PR (Planned Residential)

South: Nubbin Ridge Rd. - Houses / A (Agricultural)

East: House / A (Agricultural)

West: Residential subdivision / PR (Planned Residential)

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3.8 du/ac.**

PR is an appropriate zone for residential development of this site and is consistent with the sector plan recommendation for the property, which is within the Planned Growth Area on the Growth Policy Plan. The requested density of 3.8 du/ac is consistent with the slope protection recommendations of the Hillside and Ridgetop Protection Plan (HRPP) for residential densities and development.

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, because of its flexibility in lot sizes, and the ability to cluster development in the more suitable areas of the site. The developer should make every attempt to preserve existing trees on the site and keep development off of the steepest slopes.
2. PR zoning is a logical extension of zoning from the north and west and the density requested is consistent with the sector plan proposal for the property.
3. 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 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 the property to be developed, but will require use on review development plan approval by MPC prior to construction.
2. Based on the 9.5 acre reported size of the property, the proposed PR zoning at a density of up to 3.8 du/ac would allow for a maximum of 36 dwelling units to be proposed for the site. That number of detached units would add approximately 405 vehicle trips per day to the street system and would add approximately 23 children under the age of 18 to the school system.
3. Nubbin Ridge Rd. has several curves and elevation changes in the vicinity of the site, which is cause for safety concerns. The applicant provided the attached letter (dated February 19, 2014) that certifies that adequate sight distance is available along Nubbin Ridge Rd. from the proposed entrance to the development.
4. There is a stub street to north, named Dalemere Dr., that could provide a second access point to the proposed development. Staff would expect that the proposed development connect to this public stub street to provide better street connectivity in the area and provide secondary access for this project. Stub streets are created for this very purpose and should be utilized whenever possible.
5. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern.
6. Public water and sanitary sewer utilities are available in the area, but may need to be extended 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 Southwest County Sector Plan designates this site for low density residential uses with some slope protection, consistent with the proposed PR zoning and density. Staff ran a slope analysis (attached) on the site which revealed that less than one acre of the site consists of slopes greater than 25%. The proposed density is consistent with the residential density recommendations of the HRPP.
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, consistent with the sector plan proposal for 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: 405 (average daily vehicle trips)

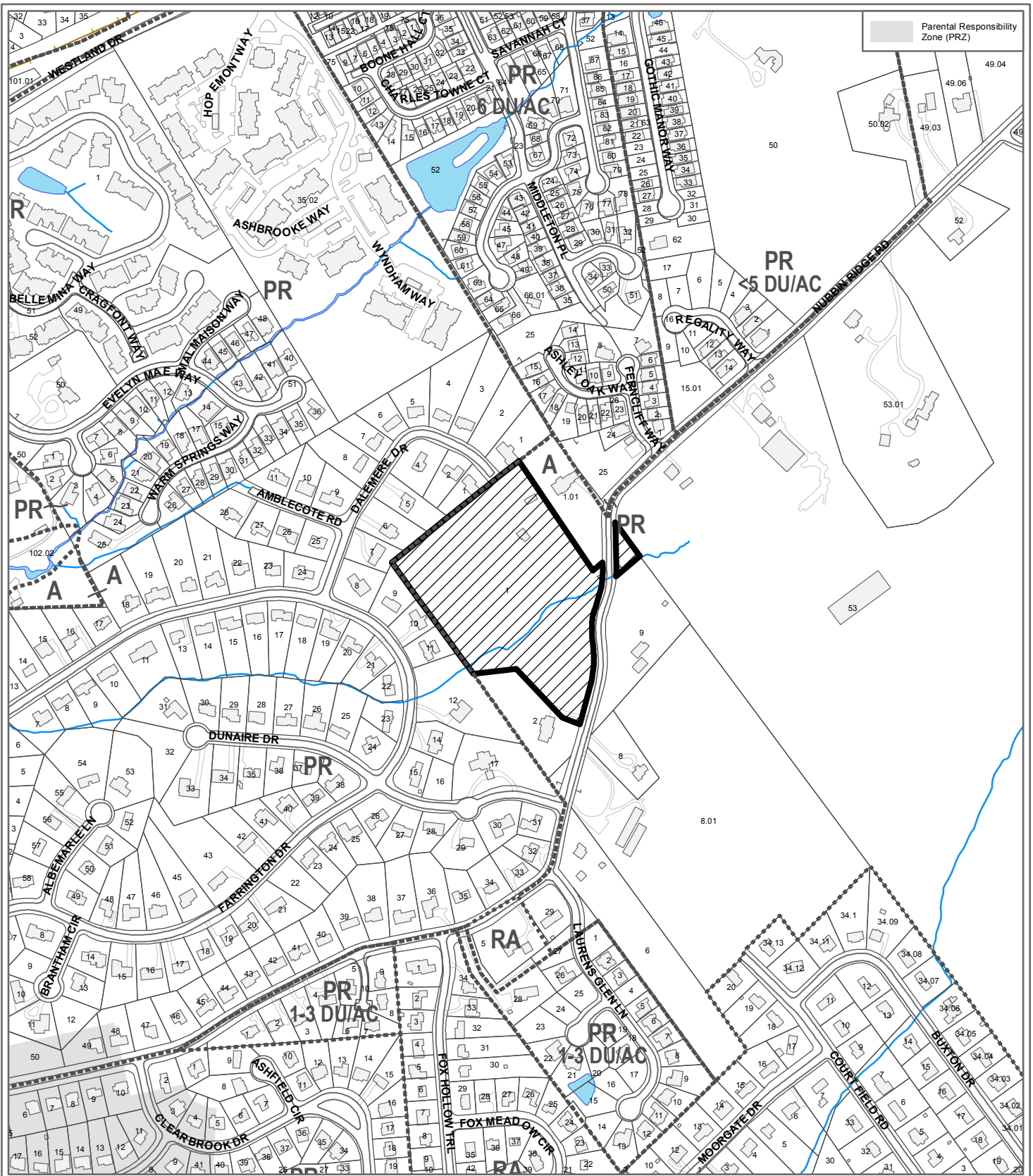
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 23 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Blue Grass Elementary, West Valley 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 4/15/2014 and 4/29/2014. 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 County.



**3-F-14-RZ
REZONING**

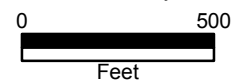
From: A (Agricultural)
To: PR (Planned Residential)



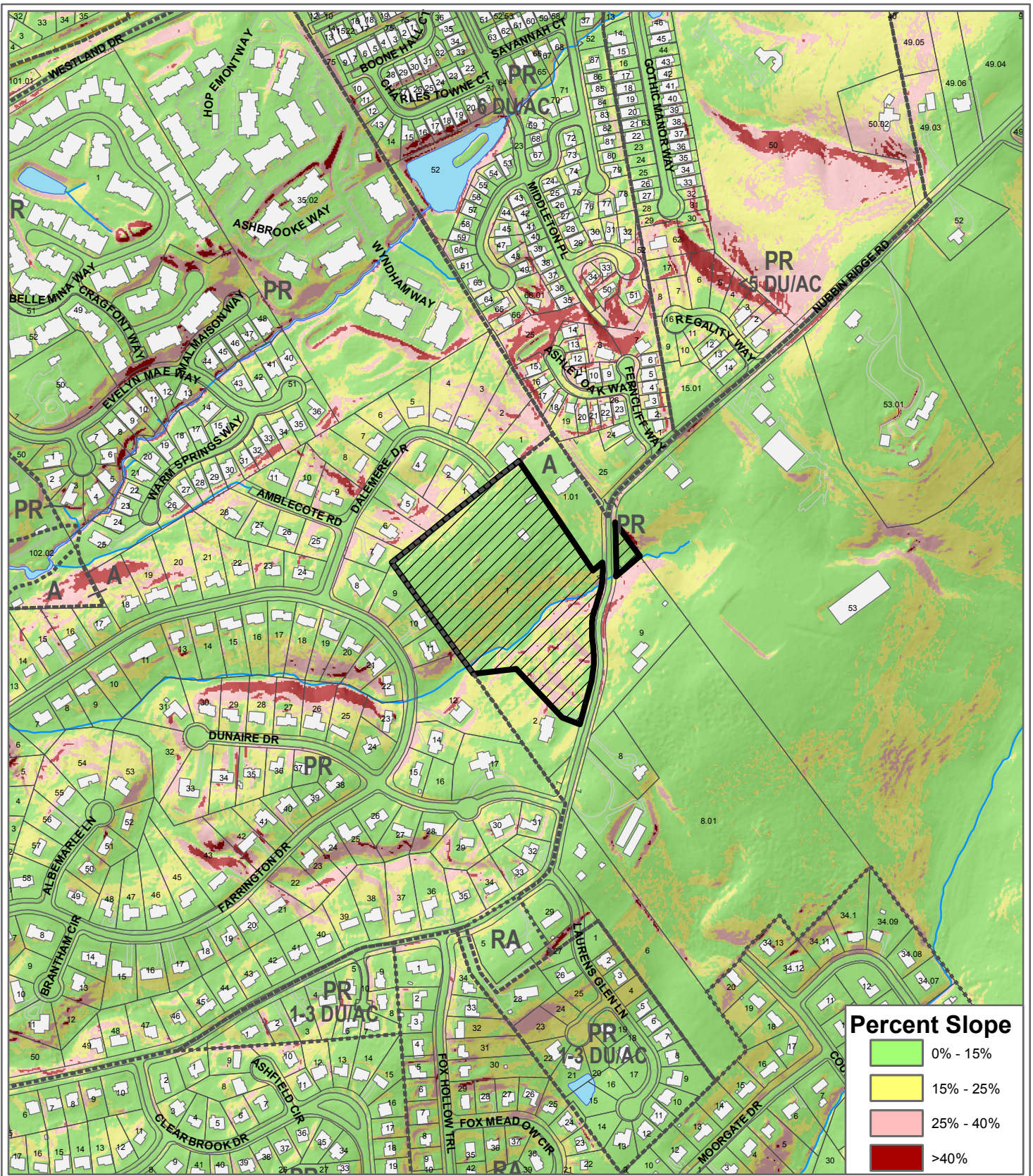
Petitioner: Ideal Engineering Solutions

Map No: 145

Jurisdiction: County



Original Print Date: 2/24/2014
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**3-F-14-RZ
REZONING - SLOPE ANALYSIS**

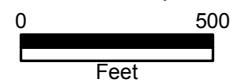
From: A (Agricultural)
To: PR (Planned Residential)



Original Print Date: 2/21/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ideal Engineering Solutions

Map No: 145
Jurisdiction: County



3-F-14-RZ Slope Analysis

			Acreage
Non-Hillside Portions			1.28
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	9220	5.29
2	15%-25%	3849	2.21
3	25%-40%	1378	0.79
4	>40%	122	0.07
			8.36
Site Total			9.64

IDEAL ENGINEERING SOLUTIONS, INC.

325 Wooded Lane, Knoxville, Tennessee 37922

February 19, 2014

Michael Brusseau
Zoning Official
Knoxville- Knox County MPC
401 Main Street
Knoxville, Tennessee 37901

**RE: Sight Distance Certification
Nubbin Ridge Road Re-Zoning Request (MPC File 3-F-14-RZ)
Knox County, Tennessee**

Dear Mr. Brusseau:

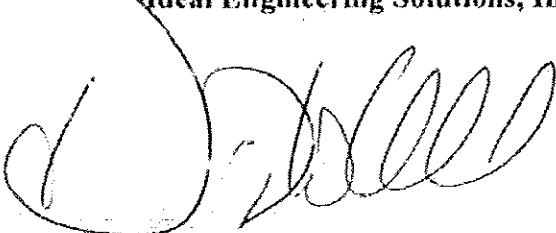
Please find attached a topography map which shows the proposed entrance to the Nubbin Ridge parcel.

I hereby certify that there is a minimum 300' + sight distance in each direction.

Mike - please contact me at 755-3575 with any questions or comments you may have on this site or any other subjects.

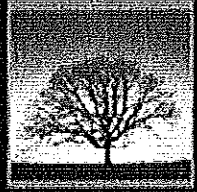
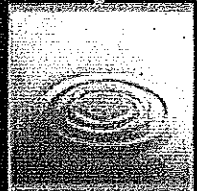
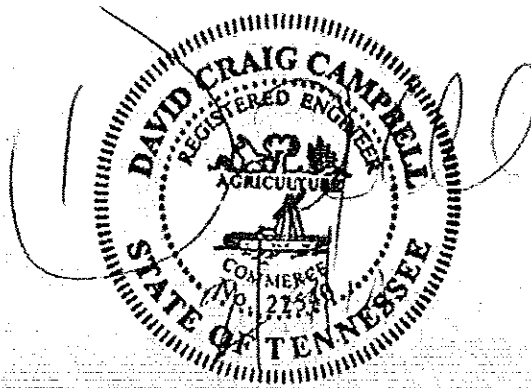
Sincerely,

Ideal Engineering Solutions, Inc.



David C. Campbell, P.E.
President

IES:14-0247



Land Development
Consulting

Subdivision Planning
Design & Construction

Land Development
Planning & Site Plans

Land Use Planning /
Site Development Engineering

Design of Site
Infrastructure Improvements

