

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

▶ **FILE #:** 1-C-15-RZ

**AGENDA ITEM #:** 23

**AGENDA DATE:** 1/8/2015

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Mesana Investments, LLC

TAX ID NUMBER: 145 015

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8601 S Northshore Dr

▶ **LOCATION:** Northwest side S. Northshore Dr., northeast of Queensbridge Cir.

▶ **APPX. SIZE OF TRACT:** 15.78 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with 23' of pavement width within 90' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

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

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

▶ **PROPOSED USE:** Detached residential subdivision

**DENSITY PROPOSED:** 3.25 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from three sides

HISTORY OF ZONING: None noted

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

South: S. Northshore Dr. - Houses and vacant land / A (Agricultural)

East: Residential subdivision / PR (Planned Residential)

West: Residential subdivision / PR (Planned Residential)

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

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac. (Applicant requested 3.25 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 recommended density of up to 3 du/ac is consistent with the slope protection recommendations of the Hillside and Ridgetop Protection Plan (HRPP) for residential densities and development. At the requested density of 3.25 du/ac, the proposal slightly exceeds (by 4 units) the maximum 47 units recommended in the HRPP.

## 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. The steepest area of this site is along the western boundary.
2. PR zoning is a logical extension of zoning from three sides and the requested density is consistent with the sector plan proposal for the property. However, because of the slope constraints of the site, staff is recommending a lesser density.
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 elements 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 15.78-acre reported size of the property, the proposed PR zoning at a density of up to 3.25 du/ac would allow for a maximum of 51 dwelling units to be proposed for the site. That number of detached units would add approximately 558 vehicle trips per day to the street system and would add approximately 32 children under the age of 18 to the school system. The recommended density of up to 3 du/ac would allow for a maximum of 47 dwelling units to be proposed for the site. That number of detached units would add approximately 518 vehicle trips per day to the street system and would add approximately 30 children under the age of 18 to the school system.
3. S. Northshore Dr. is a major arterial street with sufficient capacity to support low density residential development of this site. However, it would be preferred if access were taken from Knightsbridge Dr. to the east, a local public street, rather than directly to S. Northshore Dr. General planning principles suggest to provide access to the lesser classified street, when possible. Additional access points to S. Northshore Dr. will add further conflict points, which could hamper traffic flow on this major arterial street.
5. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern, and also considers the slope constraints of the property. The proposed density of 3.25 du/ac would not conform with the slope protection policies of the HRPP.
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 about 3.5 acres of the site consists of slopes greater than 25%. The recommended 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: 558 (average daily vehicle trips)

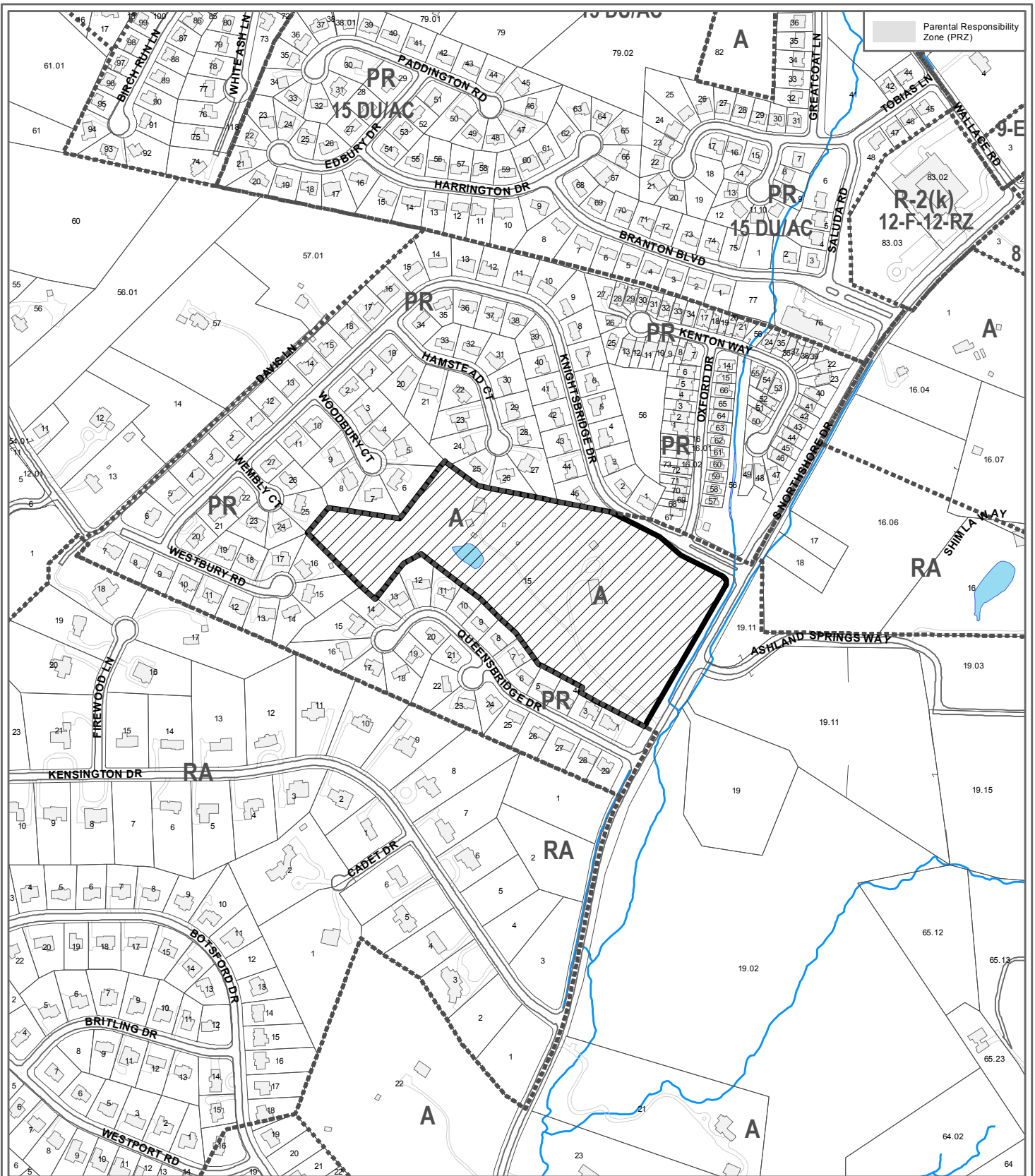
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 32 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, West Valley 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 Knox County Commission for action on 2/23/2015. 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.



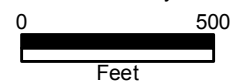
**1-C-15-RZ  
REZONING**



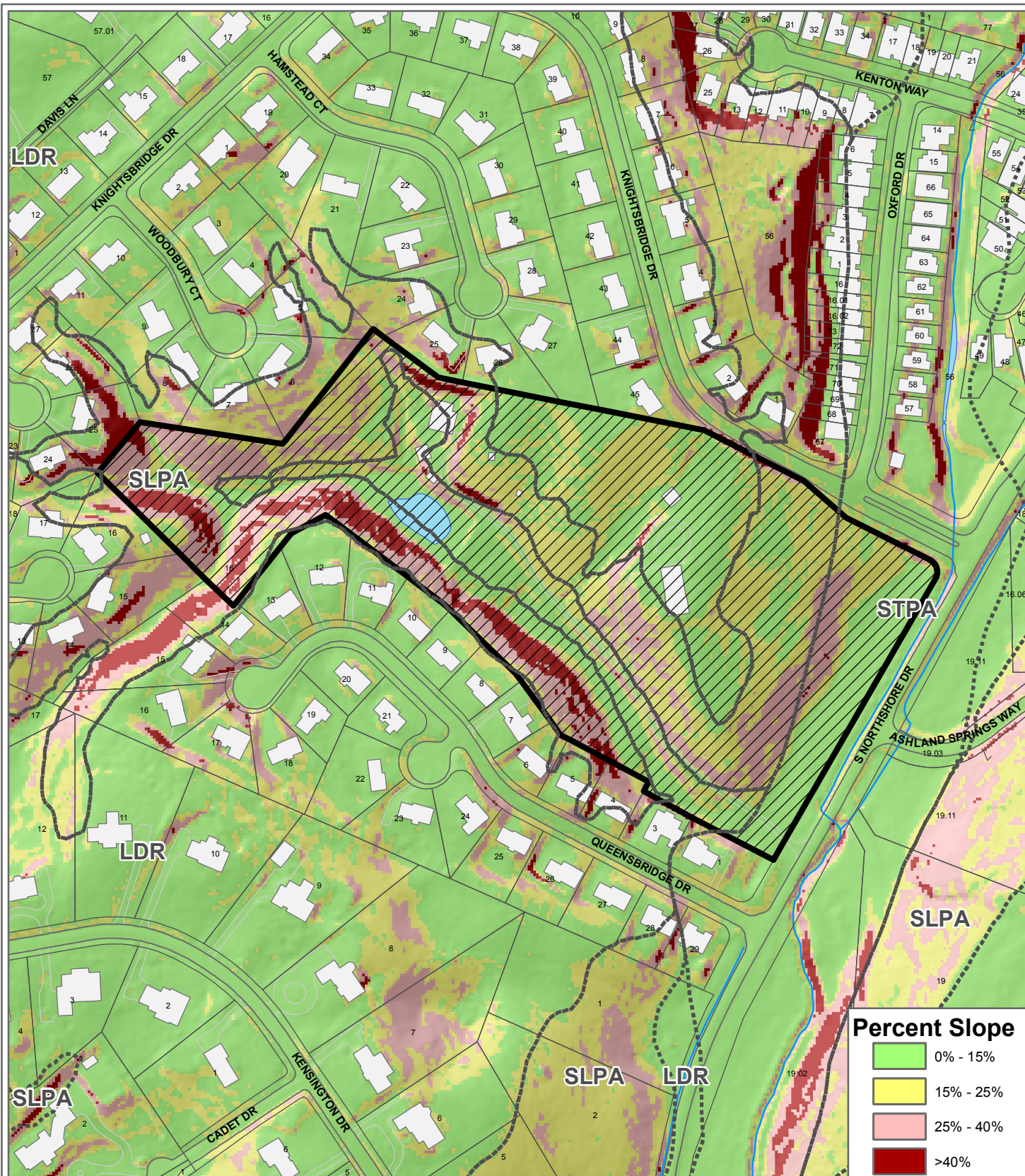
From: A (Agricultural)  
To: PR (Planned Residential)

Petitioner: Mesana Investments, LLC

Map No: 145  
Jurisdiction: County

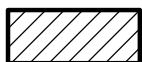


Original Print Date: 12/22/2014      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**1-C-15-RZ  
REZONING - SLOPE ANALYSIS**

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



Original Print Date: 12/30/2014      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

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## 1-C-15-RZ Slope Analysis

			<b>Acreage</b>
<b>Non-Hillside Portions</b>			3.54
<b>Hillside and Ridgetop Protection Area</b>			
<b>Value</b>	<b>Percent Slope</b>	<b>Count</b>	<b>Acres</b>
1	0%-15%	5942	3.41
2	15%-25%	7901	4.53
3	25%-40%	4747	2.72
4	>40%	1504	0.86
			<b>11.53</b>
<b>Ridgetop Area</b>			<b>0</b>
<b>Site Total</b>			<b>15.07</b>

### 1-C-15-RZ SLOPE ANALYSIS

CATEGORY	ACRES	RECOMMENDED DENSITY	NUMBER OF UNITS
Non-Hillside	4.26	5.0 DUA	21.3
0-15% Slope	3.41	5.0 DUA	17.0
15-25% Slope	4.53	2.0 DUA	9.1
25-40% Slope	2.72	0.5 DUA	1.4
Greater than 40% Slope	0.86	0.2 DUA	0.2
Subtotal: Sloped Land	11.52		27.7
<b>Recommended Density</b>	<b>15.78</b>	<b>3.1 DUA</b>	<b>49.0</b>
<b>Proposed Density</b>	<b>15.78</b>	<b>3.25 DUA</b>	<b>51.3</b>