

▶ **FILE #:** 8-I-15-RZ **AGENDA ITEM #:** 32
 POSTPONEMENT(S): 8/13/2015 **AGENDA DATE:** 9/10/2015
 ▶ **APPLICANT:** SHADY GLEN LLC
 OWNER(S): Eric Moseley

TAX ID NUMBER: 104 169.05 & 170.09 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS:

▶ **LOCATION:** Northwest side Lovell Rd., northeast of Bombay Ln.
 ▶ **APPX. SIZE OF TRACT:** 23.48 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median within 155' of right-of-way.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural) & RA (Low Density Residential)
 ▶ **ZONING REQUESTED:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Residential development
DENSITY PROPOSED: 5 du/ac
 EXTENSION OF ZONE: Yes
 HISTORY OF ZONING:
 SURROUNDING LAND USE AND ZONING: North: Vacant / PR (Planned Residential) less than 6 DU/AC
 South: Rural and Low Density Residential / A (Agricultural) and PR (Planned Residential) less than 4 DU/AC
 East: Vacant / PR (Planned Residential) 1-12 DU/AC
 West: Rural and Low Density Residential / RA (Low Density Residential)
 NEIGHBORHOOD CONTEXT: This site straddles the north and south sides of Beaver Ridge. To the north, this site is located within a mixed use corridor along Hardin Valley Rd., east of Pellissippi Parkway. To the south, this site is located in a low density residential corridor along Lovell Rd., west of Middlebrook Pike.

STAFF RECOMMENDATION:

▶ **POSTPONE** until the October 8, 2015 MPC meeting as requested by the applicant.

COMMENTS:

Staff received a postponement request by email from the applicant on August 28, 2015. No reason for the postponement was provided.

The request is to rezone 23.48 acres from A (Agricultural) and RA (Low Density Residential) to PR (Planned

Residential) at 5 dwelling units per acre.

ESTIMATED TRAFFIC IMPACT: 1264 (average daily vehicle trips)

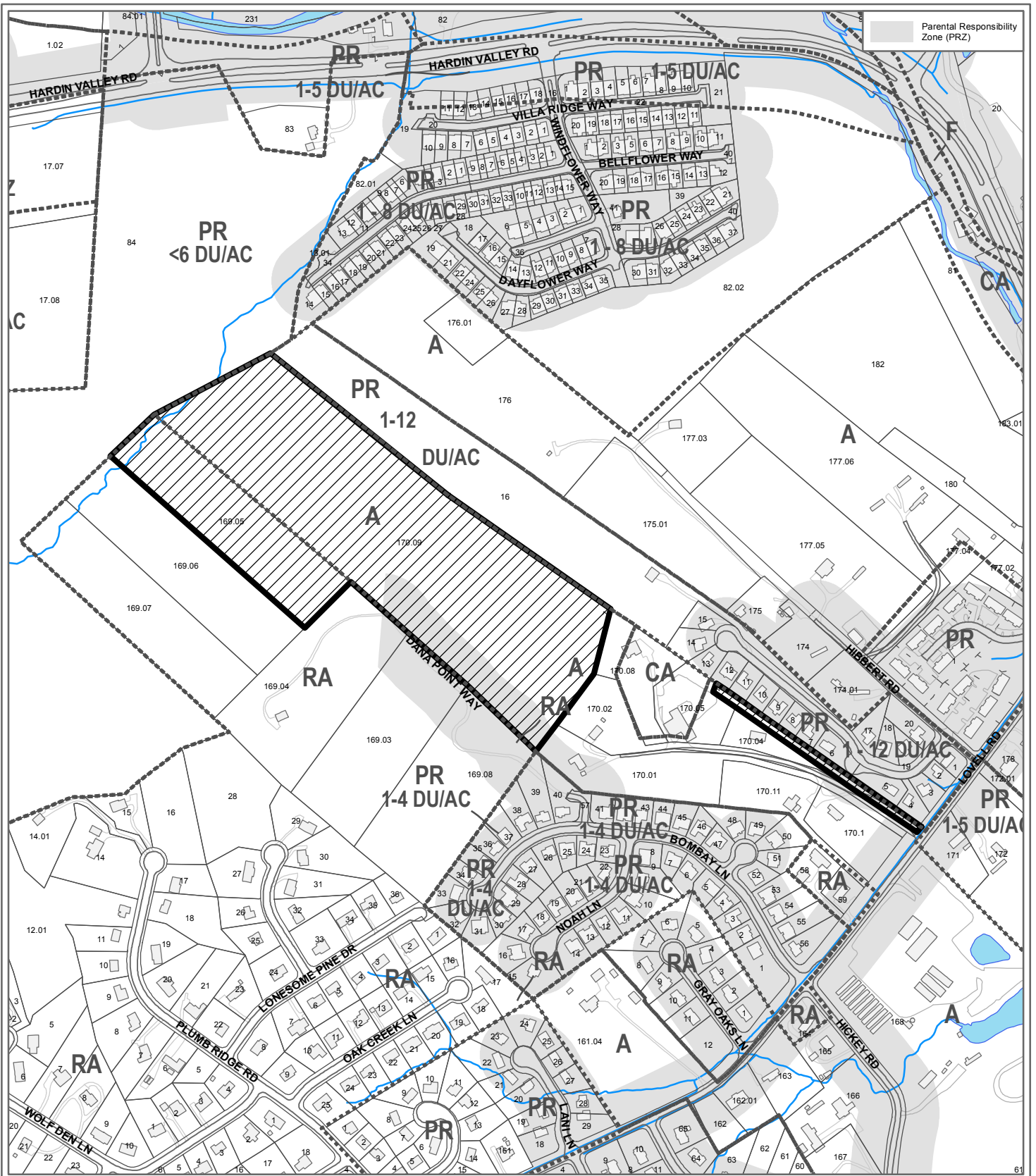
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 66 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ball Camp Elementary, Karns Middle, and Hardin Valley Academy.

- 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 10/26/2015. 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.



**8-I-15-RZ
REZONING**

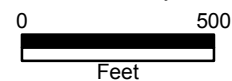
From: A (Agricultural) & RA (Low Density Residential)
To: PR (Planned Residential)



Petitioner: Shady Glen LLC

Map No: 104

Jurisdiction: County



Original Print Date: 7/24/2015
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**MPC STAFF - SLOPE / DENSITY ANALYSIS
8-I-15-RZ / SHADY GLEN (ERIC MOSELY) / A to PR (1-5 DUA)**

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.94	5.00	4.7
0-15% Slope	2.74	5.00	13.7
15-25% Slope	5.37	2.00	10.7
25-40% Slope	5.74	0.50	2.9
Greater than 40% Slope	9.45	0.20	1.9
Ridgetops	0.7	5.00	3.5
Subtotal: Sloped Land	24		32.7
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	24.94	1.50	37.4
Proposed Density (Applicant)	24.94	5.00	124.7

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines for Recommendations on Changes to the Zoning Map and Development Plan/ Concept Plan Review within the Hillside and Ridgetop Protection Area that is within the Urban Growth and the Planned Growth Area

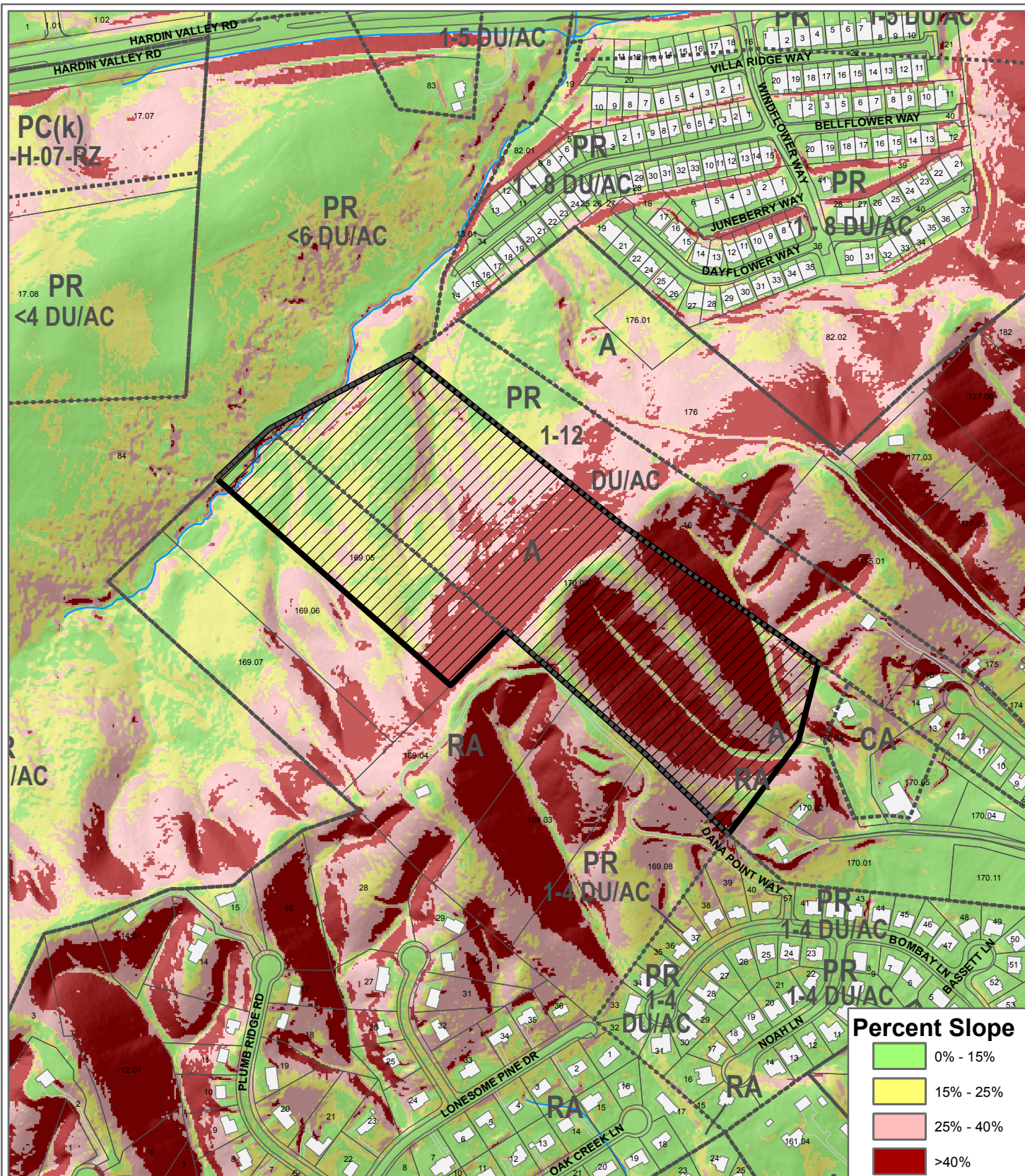
<i>Percent of Slope</i>	<i>Recommended Maximum Density Factor*</i>	<i>Recommended Maximum Land Disturbance Factor**</i>
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

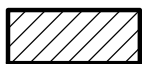
*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.



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REZONING - SLOPE ANALYSIS**

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To: PR (Planned Residential)

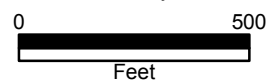


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8-I-15-RZ Slope Analysis

			Acreage
Non-Hillside Portions			0.94
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	4780	2.74
2	15%-25%	9361	5.37
3	25%-40%	9997	5.74
4	>40%	16467	9.45
			23.30
Ridgetop Area			0.7
Site Total			24.94