



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

▶ **FILE #:** 12-B-16-RZ
12-A-16-SP

AGENDA ITEM #: 28
AGENDA DATE: 12/8/2016

▶ **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC
OWNER(S): Homestead Land Holdings, LLC

TAX ID NUMBER: 130 09401,09402,09403,09404 PORTION OF 130- [View map on KGIS](#)
094 (MAP ON FILE AT MPC)
JURISDICTION: Commission District 6
STREET ADDRESS: 1034 N Campbell Station Rd
▶ **LOCATION:** North side N. Campbell Station Rd., west side Newcomb Ln.
▶ **TRACT INFORMATION:** 12 acres.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Urban Growth Area (Farragut)
ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with 19' of pavement width within 40' of right-of-way.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / A (Agricultural)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)
▶ **EXISTING LAND USE:** House and vacant land
▶ **PROPOSED USE:** Detached residential development
DENSITY PROPOSED: 3 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LDR plan designation and PR zoning from the west
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING: North: Vacant land, residences / A / A (Agricultural)
South: N. Campbell Station Rd., houses / Town of Farragut
East: Newcomb Ln., houses / A / A (Agricultural)
West: House and vacant land / A / A (Agricultural)
NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A, PR, RA and RB zoning.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #12-A-16-SP, amending the Northwest County Sector Plan to LDR (Low Density**

Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Low density residential use of this site is appropriate along N. Campbell Station Rd., which is classified as a minor collector street. The requested density is compatible with surrounding zoning and development in the area.

► **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac.**

PR zoning at the recommended density is consistent with the recommended LDR sector plan designation. The proposal is compatible with the surrounding development and zoning pattern.

COMMENTS:

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 recently to N. Campbell Station Rd., but it has about 19' of pavement width and is classified as a minor collector street. The street is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes agricultural and rural residential uses for the site, consistent with the current A zoning. This property is located within the Urban Growth Area of Farragut and is in close proximity to other low density residential development.

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

This area of N. Campbell Station Rd. has been approved for low density residential uses both in Knox County and the Town of Farragut. This proposal continues that trend.

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

An LDR plan designation and PR zoning at 4 du/ac was approved to the west (Ridgeland) in 2006. The requested plan amendment is similar to that approved plan amendment.

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, which is located within the Urban Growth Area of Farragut on the Growth Policy Plan. PR zoning allows flexibility of lot sizes and clustering of development onto the less slope-constrained portions of the site.
2. Access to the site is proposed from N. Campbell Station Rd., which is classified as a minor collector street, PR zoning at the proposed density is appropriate.
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, landscape buffering, hillside preservation, 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 this proposed 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. PR zoning at the recommended density will allow reasonable use of the property for residential development.
2. The proposed PR zoning at a density of up to 3 du/ac would allow for a maximum of 36 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 405 vehicle trips per day to the street system and would add approximately 19 children under the age of 18 to the school system.
3. Staff had some concerns regarding sight distance along N. Campbell Station Rd. The applicant has provided the attached letter from a licensed land surveyor that certifies that adequate sight distance is available at the proposed access drive for the development.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
5. 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. With the recommended amendment of the Northwest County Sector Plan map to LDR, the requested PR zoning and density is consistent with the sector plan.
2. The site is located within the Urban Growth Area of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map. Staff has notified the Town of Farragut planning staff of these requests and has not received any objections.
3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, especially with the extension of sewer to this site.

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.

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 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: 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.

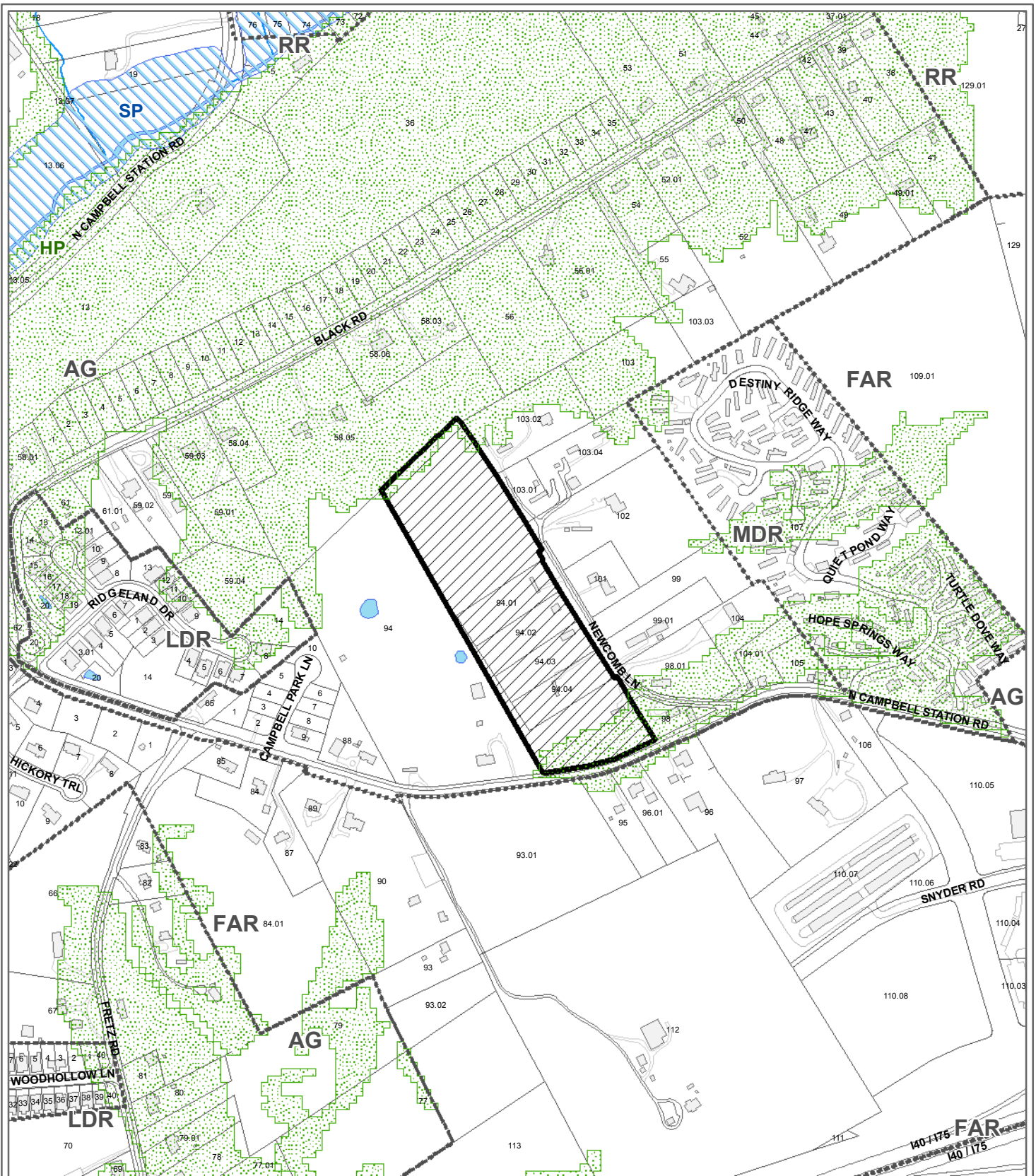
ESTIMATED STUDENT YIELD: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut 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 1/23/2017. 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.



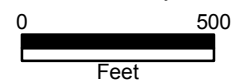
**12-A-16-SP / 12-B-16-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural)
To: LDR (Low Density Residential)

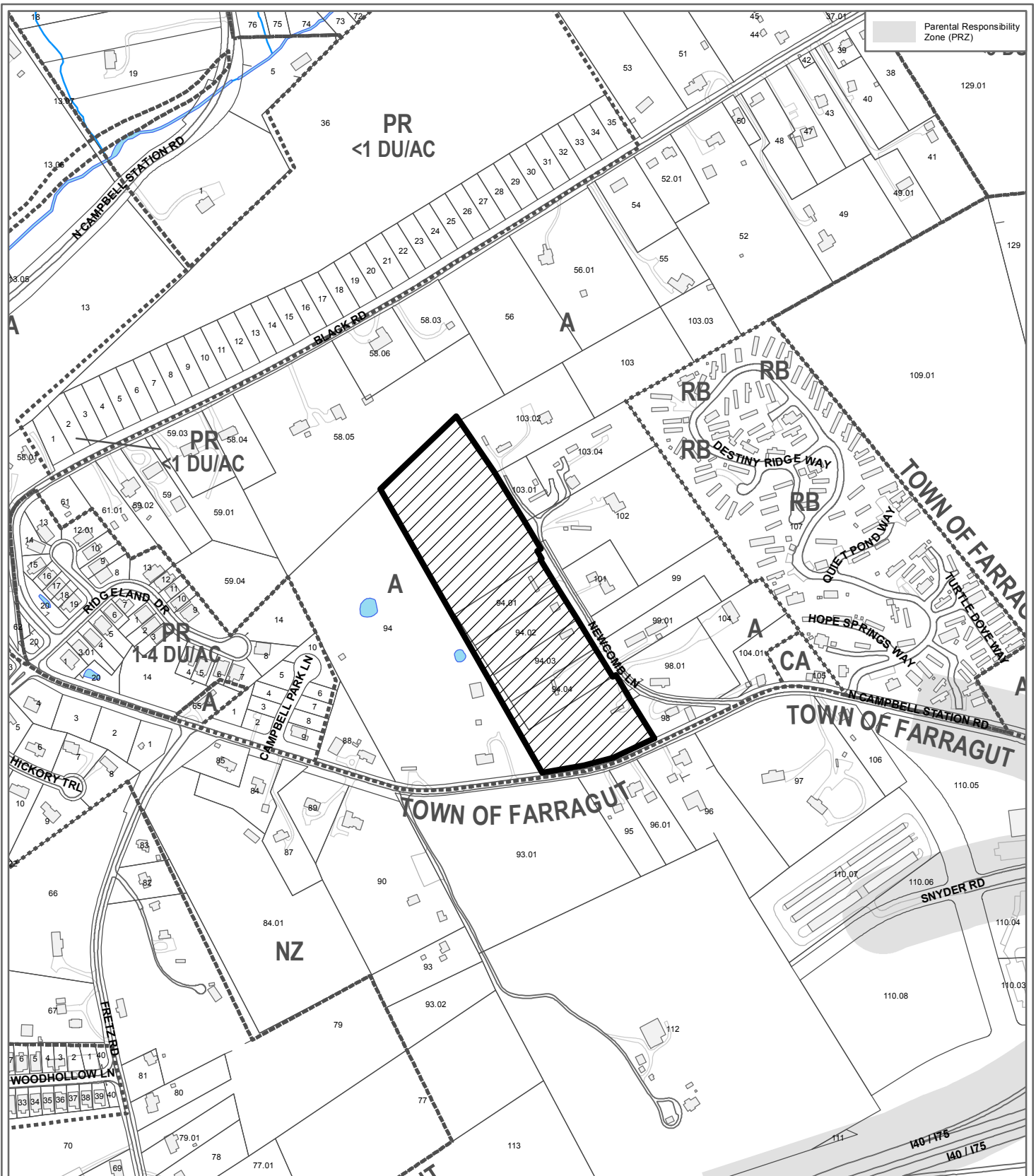


Petitioner: Homestead Land Holdings, LLC

Map No: 130
Jurisdiction: County



Original Print Date: 11/17/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



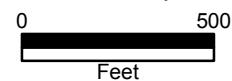
**12-B-16-RZ
REZONING**

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



Petitioner: Homestead Land Holdings, LLC

Map No: 130
Jurisdiction: County



Original Print Date: 11/17/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Homestead Land Holdings, LLC, has submitted an application to amend the Sector Plan from Agricultural to Low Density Residential, for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on December 8, 2016, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #12-A-16-SP.

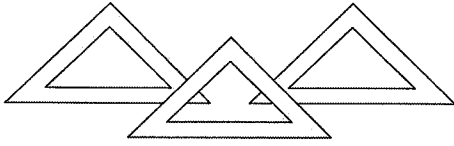
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



LYNCH SURVEYS LLC

P.O. BOX 18619
KNOXVILLE, TENNESSEE 37928
865/584-2630

November 30, 2016

Russell N. Rackley, M.S., P.E.
Consulting Engineer
RACKLEY ENGINEERING
PO BOX 30456
KNOXVILLE, TN 37930
865-622-6560 office

Re: Sight Distance - 1034 N Campbell Station Road - Braxton Creek Proposed Subdivision

Dear Mr. Rackley,

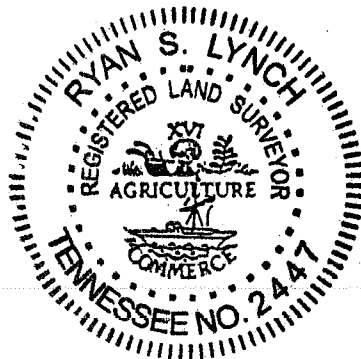
On November 29, 2016 I measured the sight distance at the proposed new road entrance and found there to be in excess of 400 feet of sight distance both East and West of our proposed entrance location. Measurements were taken in accord with the Minimum Subdivision Regulations of Knoxville, Knox County:

Object Height: 3.5 Feet
Eye Sight: 4.25 Feet

We were able to see 4.25 feet from ground at 400 feet from the proposed centerline in both East and West directions. We took measurement from existing center line terrain was too steep leaving pavement to obtain an accurate measurement off the road. In my opinion with grading and clearing along ROW this access point will have 400 feet of sight distance at 15 feet from pavement.

Sincerely,

Ryan S. Lynch
TN RLS No. 2447



Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865-215-2500 FAX-215-2068 www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: HOMESTEAD LAND HOLDINGS, LLC

Date Filed: October 28 2016 Meeting Date: December 8 2016

Application Accepted by: [Signature]

Fee Amount: \$1,200.00 File Number: Rezoning 12-B-16-RZ

Fee Amount: 800.00 File Number: Plan Amendment 12-A-16-SP



PROPERTY INFORMATION

Address: 1034 N. CAMPBELL STATION RD

General Location: NORTH SIDE OF N. CAMPBELL STATION RD. ADJACENT TO NEWCOMBS LN

Parcel ID Number(s): PORTION OF 130 094, + 130 09401, 130 09402, 130 09403 & 09404

Tract Size: 12 AC +/- TO BE REZONED

Existing Land Use: AGA

Planning Sector: NW COUNTY 7

Growth Policy Plan: URBAN GROWTH

Census Tract: 59.04

Traffic Zone: 237

Jurisdiction: [] City Council District [X] County Commission 6 District

Requested Change

REZONING

FROM: A

TO: PR-3 du/ac

PLAN AMENDMENT

[] One Year Plan [X] NW Sector Plan

FROM: AGA

TO: LD12

PROPOSED USE OF PROPERTY

SINGLE FAMILY DETACHED DWELLINGS

Density Proposed 3 Units/Acre

Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: BOB MOHNEY

Company: HOMESTEAD LAND HOLDINGS, LLC

Address: 122 PERIMETER PARK

City: KNOXVILLE State: TN Zip: 37933

Telephone: 865-392-5630

Fax:

E-mail: BMOHNEY@SADDLERSBROOKPROPERTIES.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: RUSSELL N. RACKLEY, PO

Company: RACKLEY ENGINEERING

Address: PO BOX 30456

City: KNOXVILLE State: TN Zip: 37930

Telephone: 865-622-6560

Fax: 865-622-8215

E-mail: RNRACKLEY@RACKLEYENGINEERING.COM

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: RUSSELL N. RACKLEY

Company: SEE ABOVE

Address:

City: State: Zip:

Telephone:

E-mail:

