



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

▶ **FILE #:** 2-I-16-RZ
2-A-16-SP

AGENDA ITEM #: 35
AGENDA DATE: 2/11/2016

▶ **APPLICANT:** SAFE HARBOR DEVELOPMENT
OWNER(S): Campbell Properties LLC#2

TAX ID NUMBER: 103 PART OF 072 PORTION EAST OF SAM LEE RD. CURRENTLY DESIGNATED ROW [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 10924 Sam Lee Rd

▶ **LOCATION:** East side Sam Lee Rd., southwest of Solway Rd.

▶ **TRACT INFORMATION:** 35.07 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sam Lee Rd., a major collector street with 18' of pavement width within 50' of right-of-way, or Greystone Summit Blvd., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** ROW (Right-of-Way) / OB (Office, Medical, and Related Services) / TO (Technology Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District) (NW-Co-7) / PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 2.5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Vacant land - MU-SD (NW-Co6), SLPA -PR (Planned Residential) / TO (Technology Overlay) at 1-2.5 du/ac

ZONING South: Vacant land and apartments - MU-SD (NW-Co6) - OB (Office, Medical & Related Services)/TO

East: Apartments - MU-SD (NW-Co6) - OB (Office, Medical & Related Services)/TO

West: Sam Lee Rd. - Vacant land, house - LDR, SLPA - PR (Planned Residential)/TO at 1-3 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with residential uses at various densities under A, PR

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #2-A-16-SP, amending the Northwest County Sector Plan to MU-SD (NW-Co6) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)**

The existing ROW sector plan designation on the requested portion of the site is no longer valid. The current sector plan was adopted in 2003, when TDOT was proposing this area as part of the right-of-way for the proposed Orange Route. That project is no longer being considered. The Northwest County Sector Plan is currently being updated and is proposed to be revised to a mixed use special district, consistent with this proposal. As proposed, this plan designation is a logical extension of the plan designation from the north and south.

- ▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning at a density of up to 2.5 du/ac.**

PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. This OB zoned portion of the subject parcel has similar terrain to the remainder of the parcel already zoned PR at up to 2.5 du/ac, so is appropriate for the same zoning and density, as requested. The proposal is a logical extension of zoning over the remainder of the parcel on the south and east sides of Sam Lee Rd.

COMMENTS:

This sector plan amendment only applies to the area of the site that is currently designated as ROW on the map. The remainder of the subject property proposed for rezoning is already designated as a MU-SD (Mixed Use Special District) - NW-Co7. The requested zoning is permissible within that MU-SD.

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 Sam Lee Rd. in the vicinity of this site. However, it is classified as a major collector street that is sufficient to accommodate low density residential or office use of the site. Public water and sewer utilities are available to serve the site. Alternative access to the site appears to be available to Greystone Summit Blvd. as well.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan designates this site as ROW (Right-of-way). The current plan was adopted in 2003, when TDOT was proposing this area as part of the right-of-way for the proposed Orange Route. That project is no longer being considered. The Northwest County Sector Plan is currently being updated and is proposed to be revised to a mixed use special district, consistent with this proposal.

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

In recent years, both office and low density residential development have been approved in the vicinity of this site, consistent with the proposed sector plan amendment to a mixed use special district.

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

The entire area surrounding area of the subject parcel is already designated as a mixed use special district, appropriate for office, technology-based or residential uses. This proposal continues that trend.

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. This site has access to Sam Lee Rd., a major collector street, or Greystone Summit Blvd., and is adjacent

to land that is already zoned PR at the same density requested for this site.

2. The property is located in the Planned Growth Area on the Growth Policy Plan and is the proposal is a logical extension of zoning from the northwest.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. The site is appropriate to be developed under PR zoning at the requested density. It has similar slope characteristics to the adjacent site to the northwest that is already zoned PR at up to 2.5 du/ac.
5. 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 this development.
3. Depending on the type of development proposed, site plans may be subject to review and approval of a development plan by the Tennessee Technology Corridor Development Authority (TTCDA), since it is located within the TO overlay. The TO overlay will remain, regardless of any change in the base zoning.

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. At the requested density of up to 2.5 du/ac on the 35.07 acres reported, up to 87 dwelling units could be proposed for the site. If developed with the proposed, detached residential units, this would add approximately 912 trips to the street system and about 46 children to the school system.
2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The approval of this request will allow the applicant to submit a development plan with up to 87 dwelling units for MPC's consideration.
4. When combined with the rest of the parcel for one development, the number of proposed dwelling units is likely to exceed 75 units, which will require that a Traffic Impact Study be submitted and reviewed by MPC and Knox County Engineering as part of the plan review. Staff encourages the applicant to consider providing access to Greystone Summit Blvd. in addition to Sam Lee Rd., if feasible.
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 to the Northwest County Sector Plan to MU-SD (NW-Co6), the proposed zoning is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, which would be consistent with the current sector plan proposals for the area.
4. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Mon., February 8, 2016 (2-A-16-TOR).

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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: 912 (average daily vehicle trips)

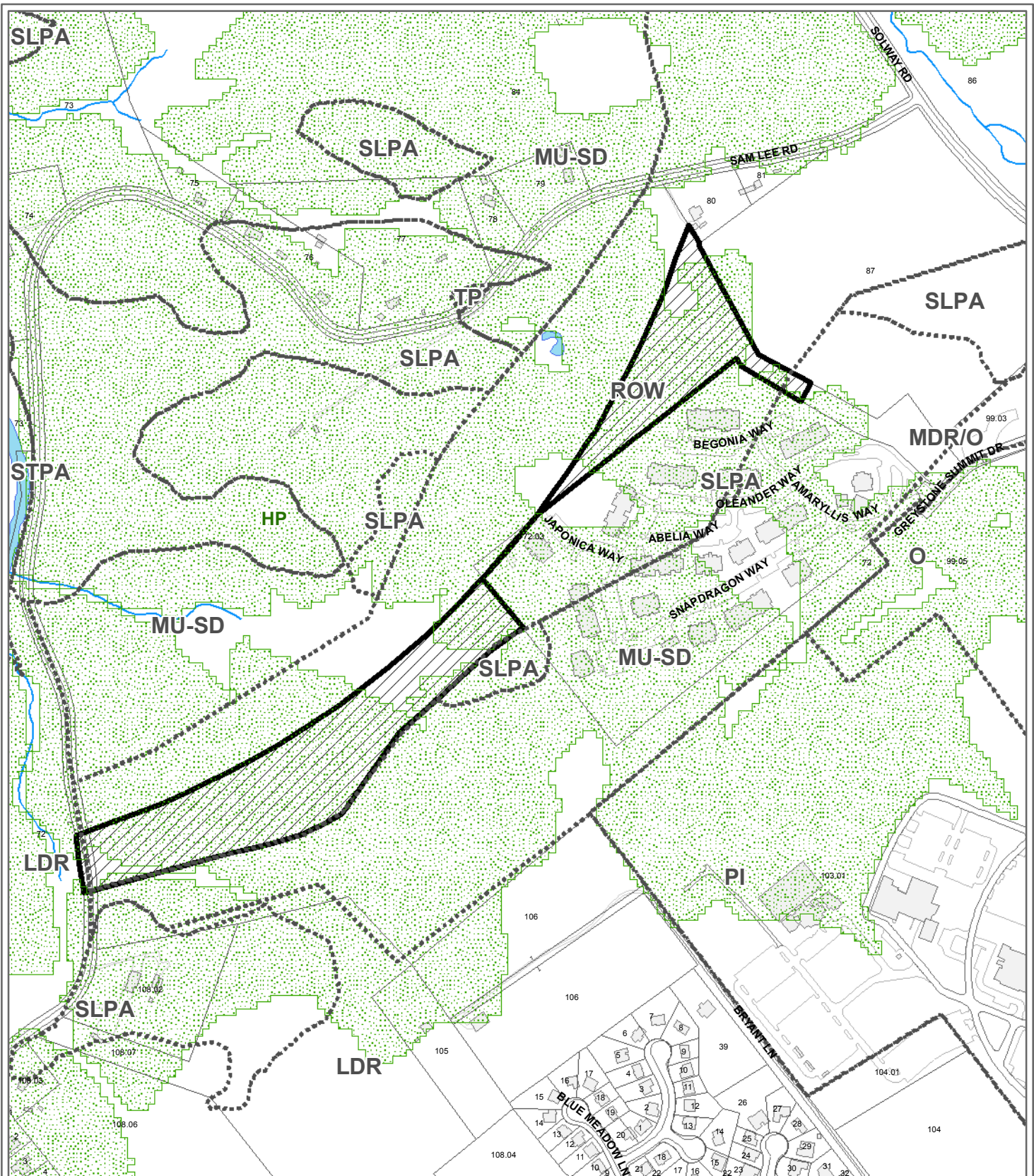
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 46 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley 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 3/28/2016. 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.



**2-A-16-SP / 2-I-16-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: ROW (Right-of-Way)

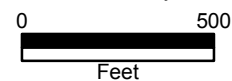
To: MU-SD (Mixed Use Special District) (NW-Co-7)



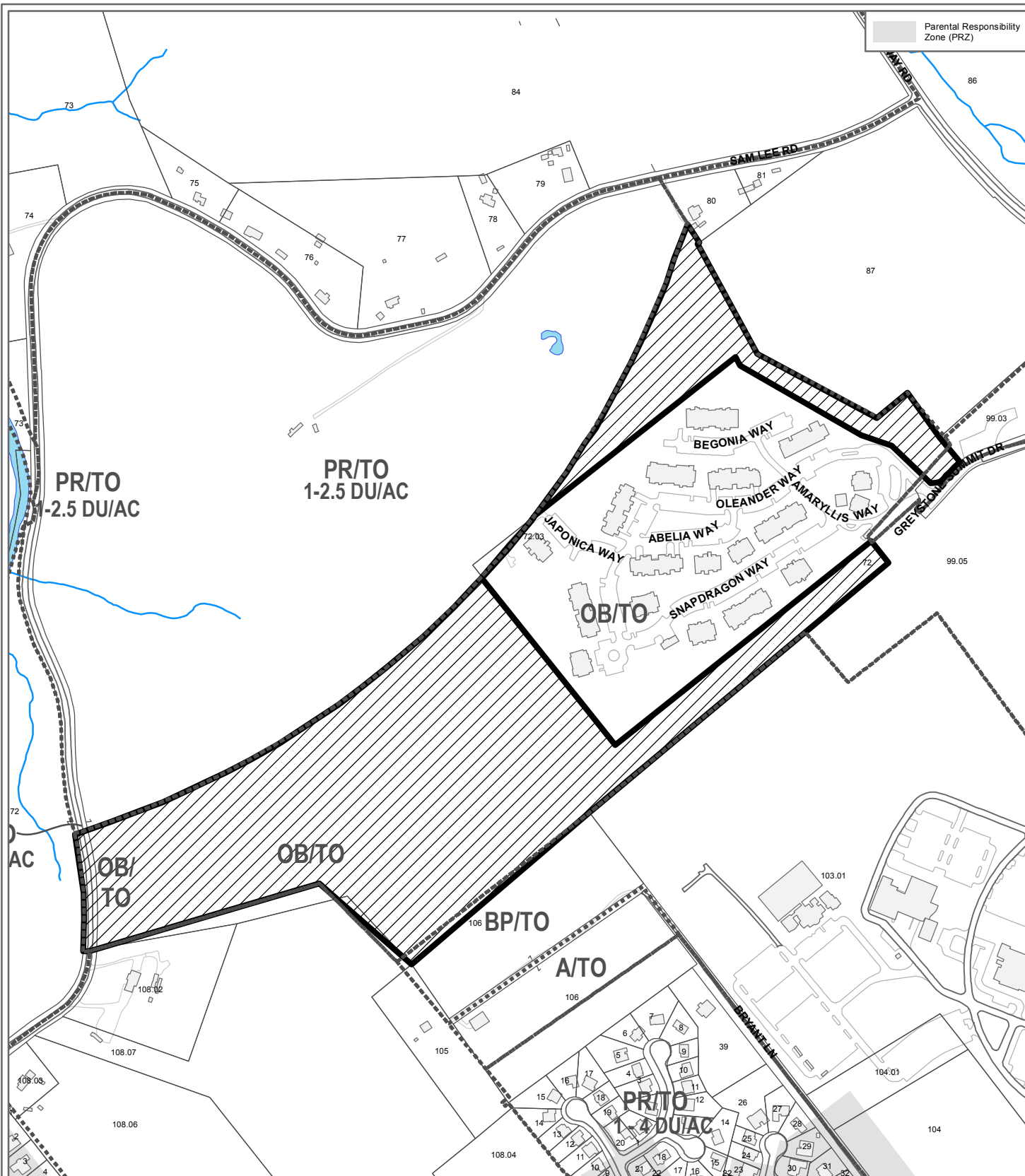
Petitioner: Safe Harbor Development

Map No: 103

Jurisdiction: County

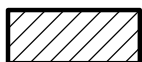


Original Print Date: 1/26/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**2-I-16-RZ
REZONING**

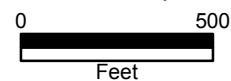
From: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
To: PR (Planned Residential) / TO (Technology Overlay)



Original Print Date: 1/26/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Safe Harbor Development

Map No: 103
Jurisdiction: County



**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, Safe Harbor Development, has submitted an application to amend the Sector Plan from ROW (Right-of-Way) to MU-SD (NW-Co6) (Mixed Use Special District) 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 February 11, 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 #2-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