

▶ **FILE #:** 3-F-16-RZ

AGENDA ITEM #: 31

AGENDA DATE: 3/10/2016

▶ **APPLICANT:** IDEAL ENGINEERING

OWNER(S): Ball Homes LLC

TAX ID NUMBER: 103 10803,10805,10806&10807

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11137 Hardin Valley Rd

▶ **LOCATION:** Northwest side Hardin Valley Rd., southwest of Conners Creek Cir.

▶ **APPX. SIZE OF TRACT:** 73.03 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is from Hardin Valley Rd., a minor arterial street with 3 lanes and a center turn lane with 37' of pavement width within 70' of right-of-way, or Sam Lee Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Yes, extension PR zoning from the north, south and east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Sam Lee Rd., vacant land / PR (Planned Residential) at 1-3 du/ac

South: Hardin Valley Rd., residential development / PR (Planned Residential)

East: Vacant land, residential subdivision / A (Agricultural) and PR (Planned Residential)

West: Residential subdivision / RA (Low Density Residential)

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac, as requested.**

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. The site is relatively flat, so is appropriate for development at the proposed density.

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. This site is accessed from Hardin Valley Rd., a minor arterial street, or Sam Lee Rd., a major collector street, and is in close proximity to other residential developments that are zoned PR at comparable densities.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
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. The site does not have significant slope or other environmental constraints, and has access to a major collector and a minor arterial street.
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.

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 4 du/ac on the 73.03 acres reported, up to 292 dwelling units could be proposed for the site. If developed with the proposed, detached residential units, this would add approximately 2778 trips to the street system and about 155 children to the school system.
2. If more than 75 dwelling units are proposed, a traffic study will be required to be submitted with the use on review/concept development plan. When more than 150 units are proposed, staff generally recommends a second access point. Staff will expect to see a connection to Sam Lee Rd. and/or a stub street within the development in order to insure alternative access points and provide for access to the adjacent site without necessarily requiring the creation of a new access drive from Hardin Valley Rd. Sidewalks will be required because of the subject property's proximity to Hardin Valley Elementary and Academy to the east. The site is located within the Parental Responsibility Zone, where sidewalks are required.
3. There is evidence of possible sinkholes located on portions of this and adjacent sites. If determined to be true sinkholes, development on or around them will have to meet TDEC requirements and appropriate building setbacks will be applied.
4. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
5. The approval of this request will allow the applicant to submit a development plan with up to 292 dwelling units for MPC's consideration.
6. Public water and sanitary sewer utilities are available 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 Northwest County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 4 du/ac.
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, consistent with the sector plan's low density residential proposal for the area.

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: 2778 (average daily vehicle trips)

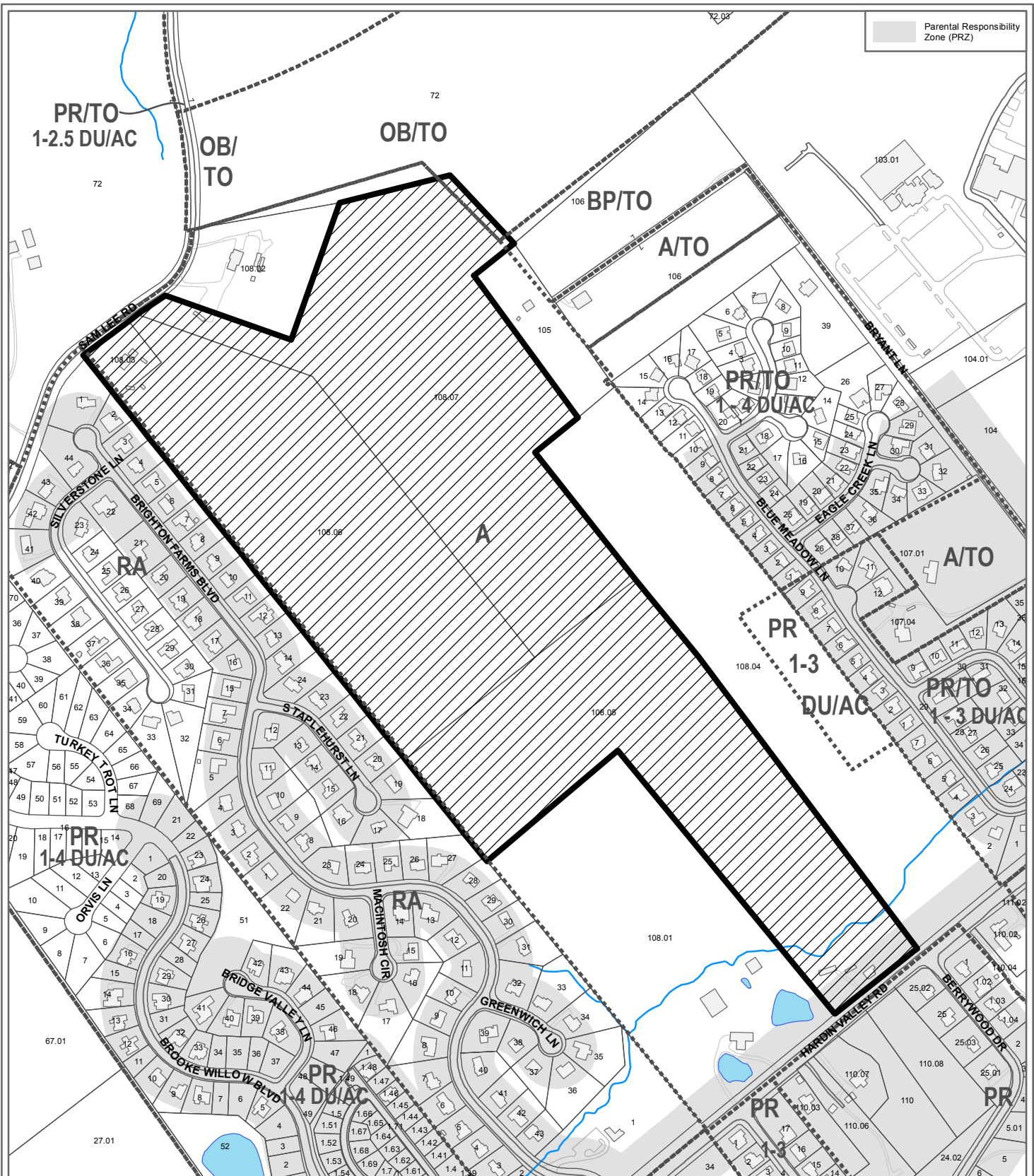
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 155 (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 4/25/2016. 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.



**3-F-16-RZ
REZONING**

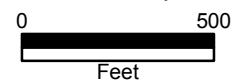
From: A (Agricultural)
To: PR (Planned Residential)



Petitioner: Ideal Engineering

Map No: 103

Jurisdiction: County



Original Print Date: 2/23/2016 Revised: 3/2/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902