

▶ **FILE #:** 5-C-16-RZ

**AGENDA ITEM #:** 34

**AGENDA DATE:** 5/12/2016

▶ **APPLICANT:** HEALY HOMES

OWNER(S): Healy Homes

TAX ID NUMBER: 117 021 NW SIDE OF CAMPBELL STATION RD. [View map on KGIS](#)  
 ONLY

JURISDICTION: County Commission District 6

STREET ADDRESS: 2021 N Campbell Station Rd

▶ **LOCATION:** Northwest side N. Campbell Station Rd., northeast of El Rancho Trl.

▶ **APPX. SIZE OF TRACT:** 20 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with 20' 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 and Hickory Creek

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

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

▶ **EXISTING LAND USE:** Vacant land, agricultural

▶ **PROPOSED USE:** Detached residential subdivision

**DENSITY PROPOSED:** 3 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: N. Campbell Station Rd. - Vacant land and house / A (Agricultural)

East: N. Campbell Station Rd. - Vacant land / A (Agricultural)

West: Vacant land and houses / A (Agricultural)

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 2 du/ac. (Applicant requested 3 du/ac.)**

PR zoning at the recommended density is compatible with the surrounding zoning pattern and is consistent with the policies of the Growth Policy Plan for the Rural Area. The current sector plan proposal of low density residential would permit consideration of PR zoning at a density of either 2 or 3 du/ac, but the recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this property, which is not contiguous with the Planned Growth Area.

## 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 zoning at the recommended density is appropriate for the development of the property. PR offers flexibility in lot sizes and subdivision design, as well as the required use on review approval of development plans by MPC.
2. The recommended density of up to 2 du/ac is more compatible with surrounding densities than the proposed density of up to 3 du/ac. The closest PR zoned area is to the northeast and is also in the Rural Area, but closer to the Planned Growth Area, which ends south of Hardin Valley Rd. and west of Steele Rd. That property was proposed for a density of 3 du/ac, but was recommended and approved for 2 du/ac.
3. PR zoning at up to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. This site has access to N. Campbell Station Rd., a minor arterial street capable of handling the additional traffic, subject to providing an access road with adequate sight distance for safely exiting the subdivision. The property is located on a curved section of N. Campbell Station Rd.
4. PR zoning will require MPC concept plan and use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed. It will also identify the types of residential units that may be constructed.

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. Public water is available at the site. Sewer utilities are available in the area to serve the site, but will need to be extended to this property.
2. At the staff's recommended density of up to 2 du/ac, up to 40 dwelling units could be proposed on the subject property. The proposed development of detached dwellings on individual lots would add approximately 446 vehicle trips per day to the street system and about 21 children under the age of 18 to the school system. At the applicant's proposed density of up to 3 du/ac, up to 60 dwelling units could be proposed on the subject property. The proposed development of detached dwellings on individual lots would add approximately 648 vehicle trips per day to the street system and about 32 children under the age of 18 to the school system.
3. Because a large portion of the property is designated for slope protection on the sector plan map, staff ran the attached slope analysis and calculations on the property. About a quarter of the site has slopes of greater than 25%. With application of the Residential Density and Land Disturbance Guidelines from the Hillside and Ridgetop Protection Plan (HRPP), the recommended density would be up to 2.9 du/ac. This calculation uses the maximum LDR density of 5 du/ac, since the property is proposed for LDR on the sector plan. However, because of the property's location within the Rural Area on the Growth Plan map, a maximum of 2 du/ac is permitted. This site and its surrounding area demonstrate the need for an update to the Growth Plan. Utilities are available and the sector plan proposes low density residential uses.
4. The recommended zoning and density are compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

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 the site, consistent with PR zoning at up to 5 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The recommended zoning and density meets all requirements for rezoning within the Rural Area, but the requested density of 3 du/ac is not consistent with the policies of the Growth Policy Plan, which require that the subject property be contiguous to other property in either Planned or Urban Growth Areas. The recommended

density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this non-contiguous property.

3. This request may generate similar requests for low density plan designations and PR zoning in this area in the future on properties in this 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: 648 (average daily vehicle trips)

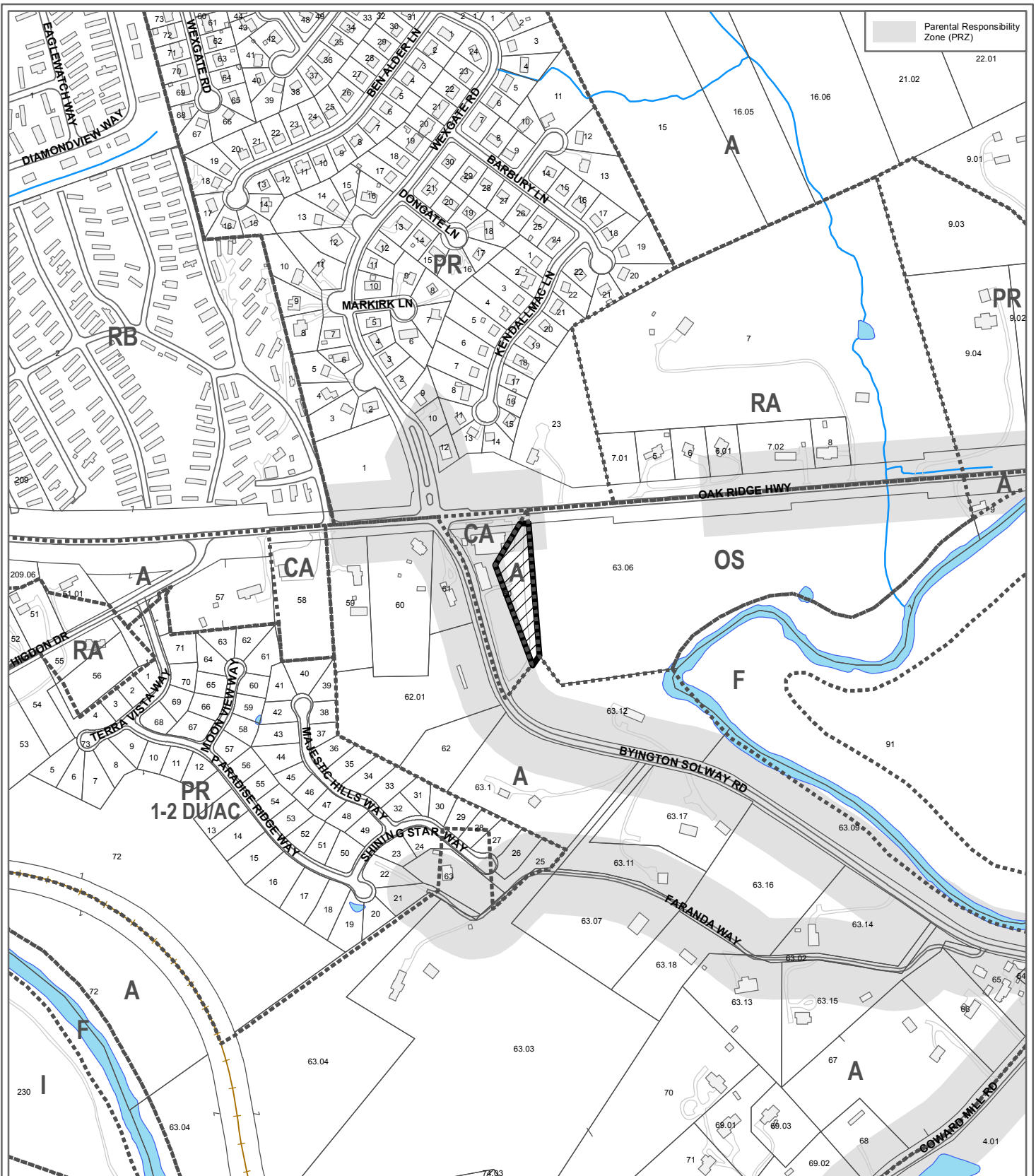
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 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 6/27/2016. 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.



**5-D-16-RZ  
REZONING**

From: A (Agricultural)  
To: CA (General Business)



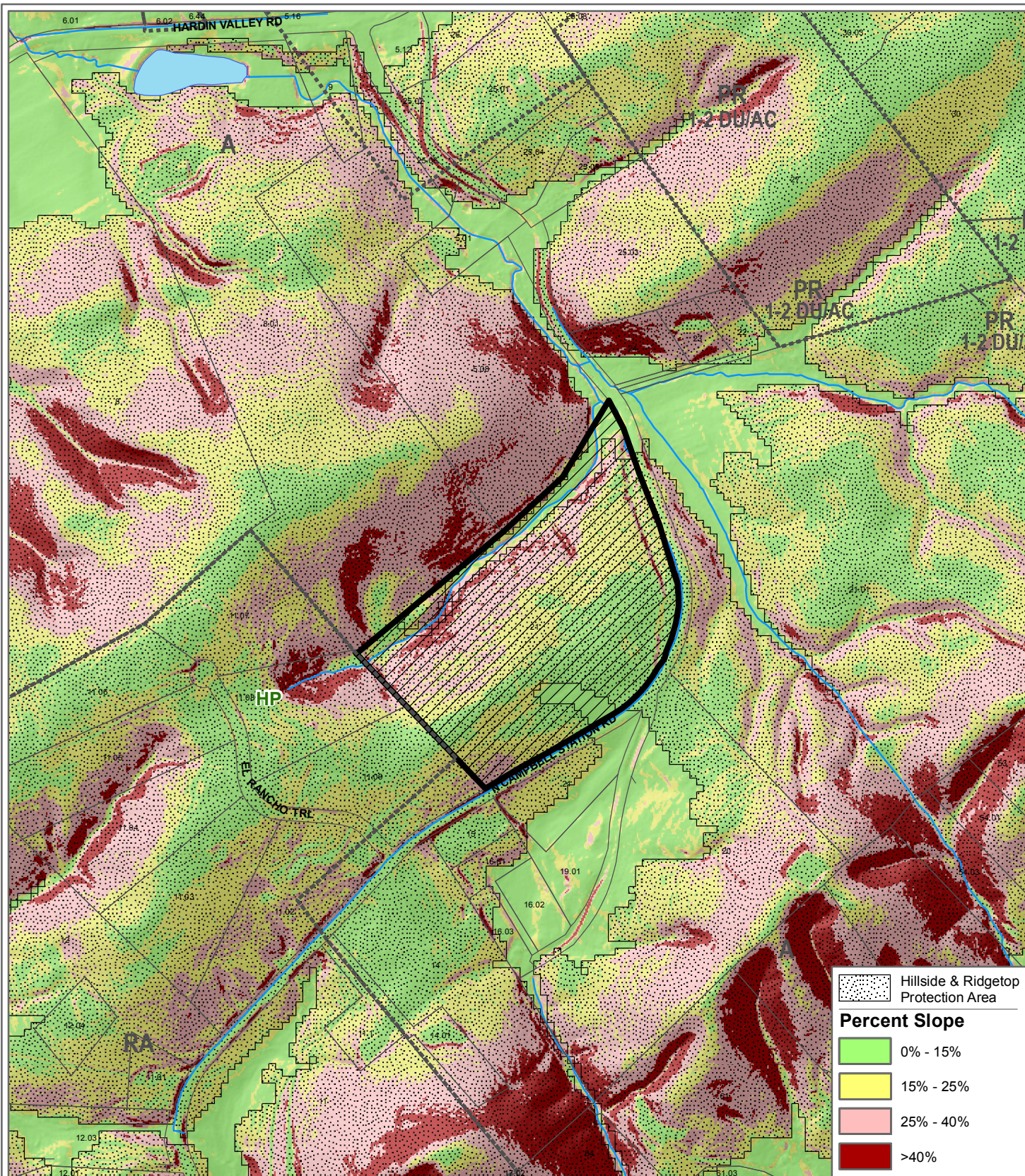
Petitioner: Mishu, Firas

Map No: 90  
Jurisdiction: County



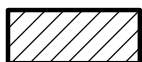
Original Print Date: 4/18/2016      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**5-C-16-RZ  
REZONING - SLOPE ANALYSIS**

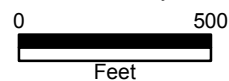
From: A (Agricultural)  
To: PR (Planned Residential)



Original Print Date: 4/13/2016  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Healy Homes

Map No: 117  
Jurisdiction: County





**5-C-16-RZ Slope Analysis**

			<b>Acreage</b>
<b>Non-Hillside Portions</b>			2.23
<b>Hillside and Ridgetop Protection Area</b>			
<b>Value</b>	<b>Percent Slope</b>	<b>Count</b>	<b>Acres</b>
1	0%-15%	9180	5.27
2	15%-25%	10729	6.16
3	25%-40%	7138	4.10
4	>40%	1404	0.81
			<b>16.33</b>
<b>Ridgetop Area</b>			<b>0.87</b>
<b>Site Total</b>			<b>19.43</b>

**MPC STAFF - SLOPE / DENSITY ANALYSIS  
5-C-16-RZ /Healy Homes / A to PR (3 du/ac)**

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	2.23	5.00	11.2
0-15% Slope	5.27	5.00	26.4
15-25% Slope	6.16	2.00	12.3
25-40% Slope	4.1	0.50	2.1
Greater than 40% Slope	0.81	0.20	0.2
Ridgetops	0.87	5.00	4.4
Subtotal: Sloped Land	17.21		45.2
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>19.44</b>	<b>2.90</b>	<b>56.4</b>
<b>Proposed Density (Applicant)</b>	<b>19.44</b>	<b>5.00</b>	<b>97.2</b>

**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.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33