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[MPC Comment] Mesana Development Rezoning 11-D-16 RZ

1 message

Jack Woodall <ajwoodal@gmail.com>

Mon, Nov 7, 2016 at 1:02 AM

Reply-To: ajwoodal@gmail.com

To: commission@knoxmpc.org

Cc: Gerald Green <gerald.green@knoxmpc.org>

MPC staff has recommended rezoning of this property on Westland Drive to PR at 3 dwelling units per acre. This would allow development of up to 125 dwelling units on the property (41.86 acres * 3 units per acre). We believe no more than no more than 85 houses can properly be built on this property and it should be rezoned to PR at 2 dwelling units per acre (84.6 dwelling units / 41.86 acres). A revised calculation is attached.

The critical issue with this property is the ridge and extensive wooded steep slopes that characterize the 43 acres. The MPC staff report discusses the Hillside and Ridgetop Protection Plan (HRPP) and includes a calculation of the slope areas on the property. The calculation shows half of the property (22 acres) has slopes greater than 15%.

The HRPP provides for limited land disturbance on these steep wooded slopes. The maximum land disturbance allowed is shown on the extract (Table 3) from the HRPP in the staff report. The HRPP requires such slopes to be protected from clear cutting trees and from a total grading of the hillsides. The HRPP provides for a reduction in subdivision infrastructure requirements that enables roads to be installed without the clear cutting of slopes and total grading of steep hillsides. With reduced infrastructure requirements and a limit on the number of houses sloped land can be properly developed. The staff report shows 31 dwelling units can properly be built on the 22 acres of the land with slopes exceeding 15% and we agree with that calculation.

We depart from the staff recommendation in its calculation that density on the 18 remaining acres of relatively flat land should be based on 5 dwelling units per acre. The density for single family subdivision development on flat land should be based on 3 dwelling units per acre. 5 dwelling units per acre is low density residential, but it is low density residential for attached housing.

Recent subdivision developments for single family homes in this area on flat land are built out at 3 dwelling units per acre. These subdivision developments are built on the smallest lots permitted under the subdivision regulations. However with infrastructure is not feasible for a developer to get more than 3 units per acre into these single family subdivisions, even on flat land.

When MPC staff calculates density for single family subdivisions in slope protection areas based on 5 units per acre for the flat land when no more than 3 units per acre can be achieved, the resulting additional density is used by the developer to put more houses on the steep slopes. We want these steep slopes on this site to be protected when the subdivision is built. They will only be protected if this property is limited to 85 single family homes. The property should be rezoned to 2 dwelling units per acre.

Jack Woodall

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This message was directed to commission@knoxmpc.org**Density calculation - Mesana Investments 11-D-16-RZ006.pdf**

68K

MPC STAFF - SLOPE / DENSITY ANALYSIS - AT 3 DU/AC for 6 lat land
11-D-16-RZ / MESANA INVESTMENTS LLC / A to PR (>5 DU/AC)

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	8.8	3.500	26.444.0
0-15% Slope	9.09	3.500	27.345.5
15-25% Slope	13.71	2.00	27.4
25-40% Slope	6.26	0.50	3.1
Greater than 40% Slope	1.83	0.20	0.4
Ridgetops	2.17	0.00	0.0
Subtotal: Sloped Land	33.06		76.4
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	41.86	2.02 2.88	846 20.4
Proposed Density (Applicant)	41.86	5.00	209.3

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

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

du/a: 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.