

▶ **FILE #:** 10-K-16-RZ **AGENDA ITEM #:** 30
 POSTPONEMENT(S): 10/13/2016 **AGENDA DATE:** 11/10/2016
 ▶ **APPLICANT:** TURNER HOMES LLC
 OWNER(S): David Harbin

TAX ID NUMBER: 130 05801 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11925 Black Rd

▶ **LOCATION:** Northwest side Black Rd., north of Ridgeland Dr.

▶ **APPX. SIZE OF TRACT:** 2.04 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Farragut)

ACCESSIBILITY: Access is via Black Rd., a minor collector street with 18' of pavement width within 40'-60' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek and Turkey Creek

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

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

▶ **EXISTING LAND USE:** Mobile homes

▶ **PROPOSED USE:** Detached residential

DENSITY PROPOSED: 2 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from the northeast.

HISTORY OF ZONING: None noted

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

South: Black Rd. - Houses / PR (Planned Residential) @ 1-4 du/ac & A (Agricultural)

East: Vacant lots / PR (Planned Residential) @ 1 du/ac

West: N. Campbell Station Rd. - Vacant land / A (Agricultural) and FAR: R-2 - Town of Farragut

NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural residential and low density residential uses under A, PR and RA zoning, and is within Urban Growth Boundary of the Town of Farragut. The adjacent subdivision to the east was zoned PR up to 1 du/ac in early 2015 and was subdivided in to 35 lots that range in size from approximately 13,500 sqft to 15,500 sqft. This subdivision, however, includes a common area of approx. 26 acres. The historic development patterns along Black Rd. are lot sizes of 1 acre or more.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 1.5 du/ac. (Applicant requested 2 du/ac).**

PR zoning at the recommended density is consistent with the sector plan and Growth Policy Plan and is

compatible with surrounding development and zoning. Under PR zoning, a development plan would have to be reviewed and approved by MPC as a use on review.

COMMENTS:

This property is on the outside of a sharp bend in Black Rd. This provides reasonable sight distance for a driveway where it is currently located, which is on the western portion of the property. The eastern portion of the property does not have good sight distance back toward this bend in the road to the west and may require shared driveways. The property is also constrained by steep slopes on the western portion of the property, dropping approximately 80 feet vertically from the existing driveway to N. Campbell Station Rd. (average slope of approx. 30%). The property east of the existing driveway is relatively flat in comparison with an approximate average slope of 12%.

The applicant has provided a proposed subdivision plan (see attached) with 3 new lots on the 2.04 acres. There is a 4th lot on the east side of the plan (lot 1R) that is part of phase 1 of the Blackforest subdivision. A small portion of this lot is proposed to be added to what is shown as lot 36.

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. The property is located in the Urban Growth Boundary for the Town of Farragut on the Growth Policy Plan and is proposed for agricultural/rural residential uses on the Northwest County Sector Plan (2003), consistent with the recommended PR zoning and density up to 1.5 du/ac. The applicant has requested up to 2 du/ac.
2. PR zoning at the recommended 1.5 du/ac would allow 3 dwellings to be constructed on the 2.04 acres, one more than the current A (Agricultural) zoning. The PR zoning will allow the dwelling to be clustered on the flatter portion of the property and can more easily share the existing driveway access which is in the best location for safety.
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, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.
4. The lots to the east are in phase 1 of the Blackforest Subdivision, which these lots will be phase 2. The lots in phase 1 are of similar size as those proposed as part of this rezoning.

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. The adjacent property to the east was rezoned PR up to 1 du/ac in early 2015, which is consistent with the recommendation of staff for the subject property.

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 1 du/ac on the 2.4 acres reported, up to 2 dwelling units could be proposed for the site. This will have little impact on Black Rd. and the school system.
2. A shared driveway may be necessary for lots on this property in order to obtain acceptable sight distance because of the bend in Black Road.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve this 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. This application was submitted before the recently adopted update to the Northwest County Sector Plan (August 2016) became operable. The AG/RR sector plan designation that this application is being reviewed under allows consideration of up to 2 du/ac when consistent with the recommendations of the Growth Policy Plan. The recently adopted sector plan proposes AG (agricultural) uses for this property, which would only

allow consideration of a density of up to 1 du/ac. The applicant is requesting 2 du/ac but is proposing a development plan that is only 1.5 du/ac, which is what staff is recommending.

2. The subject site is within the Urban Growth Boundary for the Town of Farragut. Its land use plan and comprehensive plans recommend "Open Space Cluster Residential" for the site, which is an overlay district that allows clustering houses similar to the PR (planned residential) zone in the county. If the subject site were annexed in to Farragut, the subject site could request the R-1 zoning with the cluster overlay and would be allowed approximately 2 du/ac.
3. Approval of this request could lead to future requests for PR zoning 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 driveway location, 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: 41 (average daily vehicle trips)

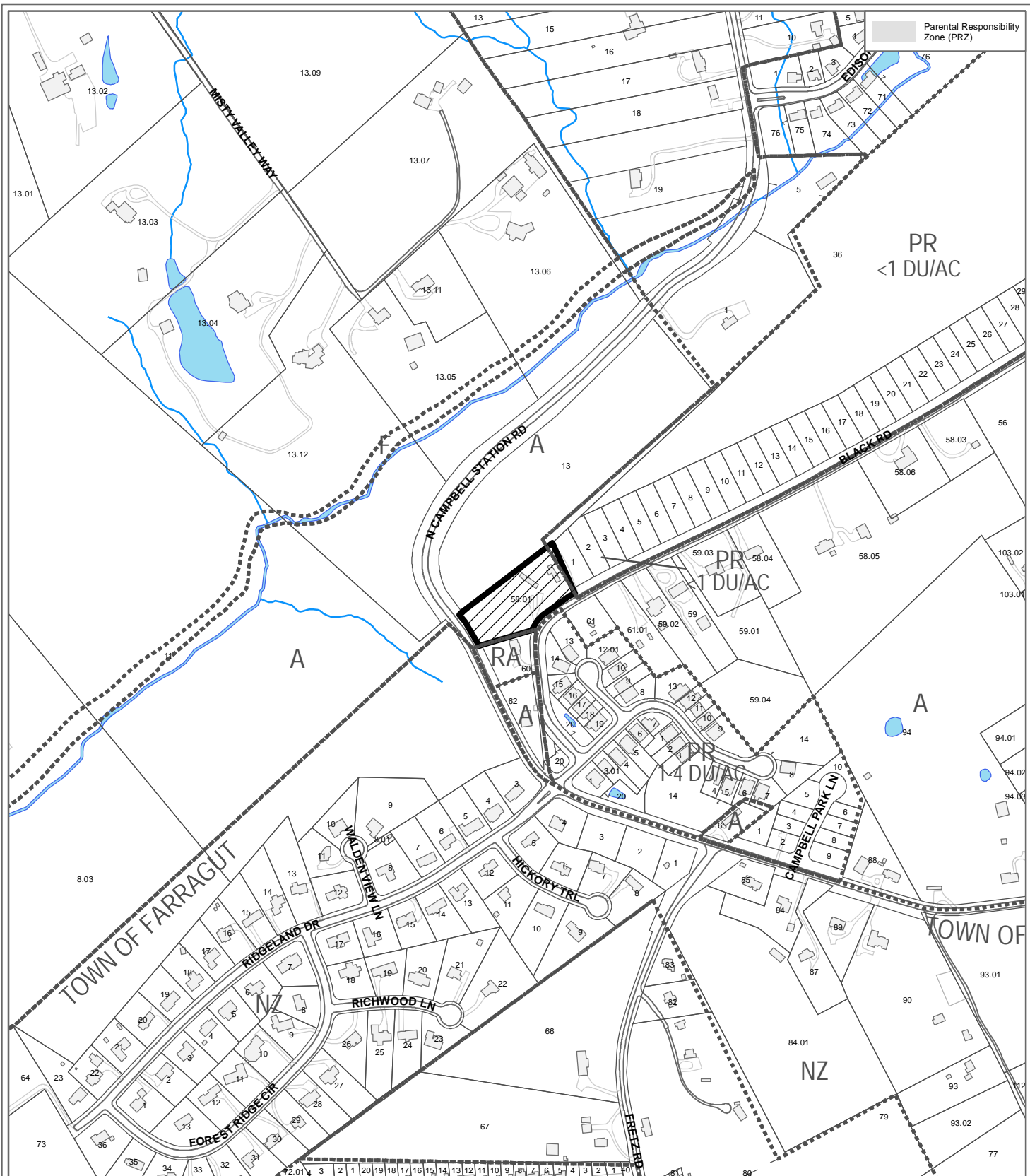
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

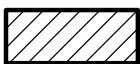
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 12/19/2016. 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.



**10-K-16-RZ
REZONING**

Petitioner: Turner Homes LLC



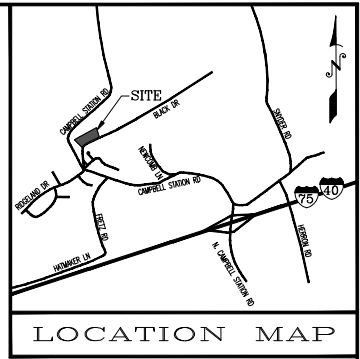
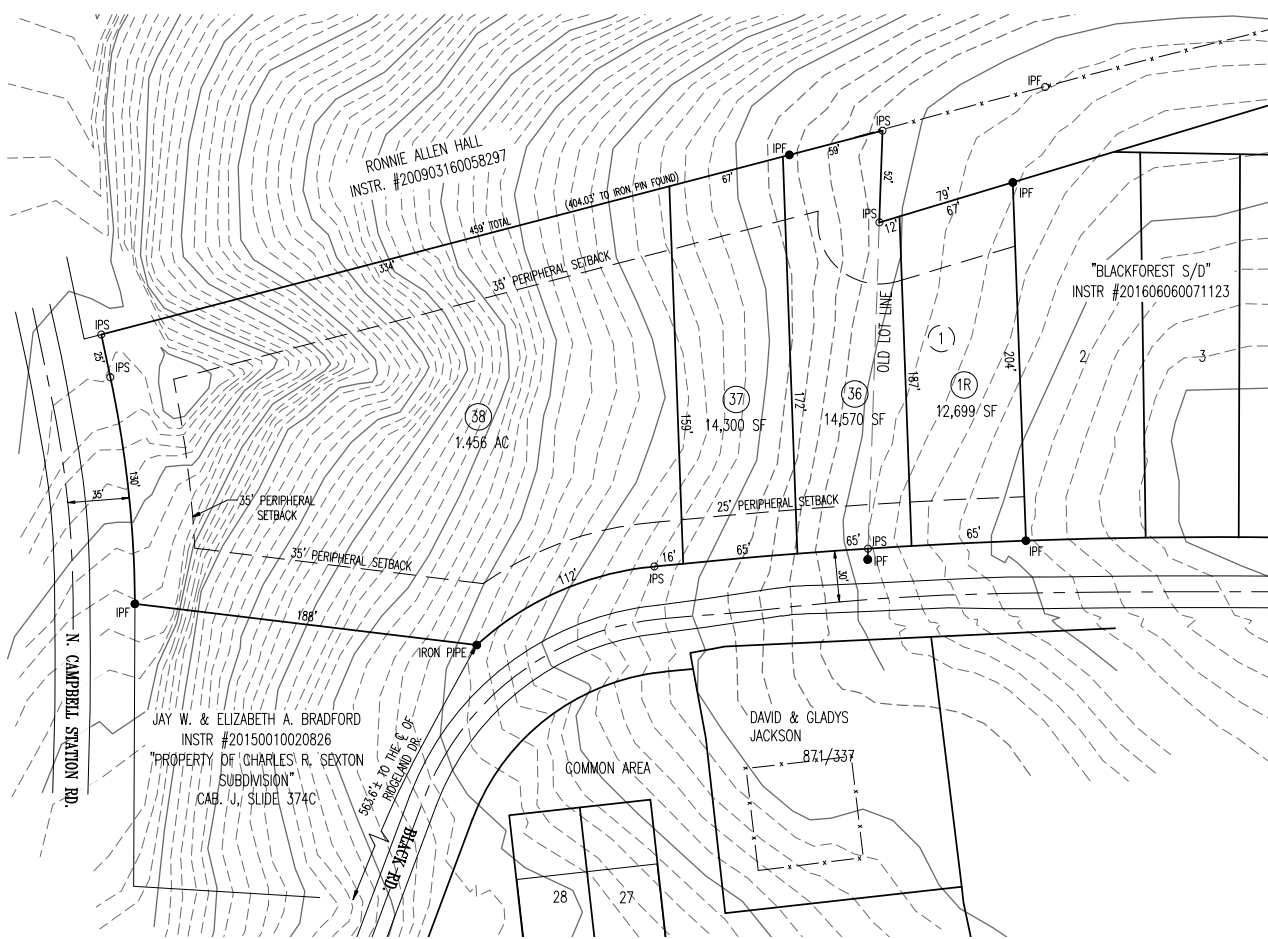
From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 9/22/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 130
Jurisdiction: County





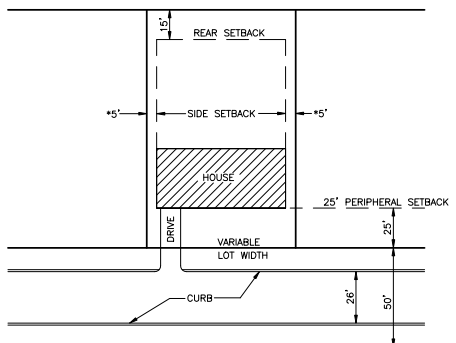
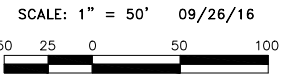
OWNER/DEVELOPER:
 TURNER HOMES, LLC
 C/O MIKE TURNER
 P.O. BOX 22485
 KNOXVILLE, TENNESSEE 31933
 PHONE: (865) 567-7400



CERTIFICATION OF CONCEPT PLAN.
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOWVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TENSED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER _____
 TENNESSEE CERTIFICATE NO. _____

CONCEPT & DEVELOPMENT PLAN FOR
BLACKFOREST PHASE 2
 TAX MAP 130, PARCEL 58.01 &
 TAX MAP 130GA, PARCEL L
 DISTRICT NO. 6, KNOX COUNTY, TN



NOTE: A 25' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (WHERE APPLICABLE)

TYPICAL LOT LAYOUT
 NTS

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10" DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15" UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS UNIT CONTAINS APPROXIMATELY 2.41 ACRES SUBDIVIDED INTO 4 SINGLE FAMILY DETACHED LOTS AND ONE COMMON AREA.
 - THIS PROPERTY IS ZONED PR (PENDING).
 - UTILITIES:
 WATER: FIRST UTILITY DISTRICT
 SEWER: FIRST UTILITY DISTRICT
 ELECTRIC: LENOIR CITY UTILITY BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: AT&T SOUTHEAST
 - NO VARIANCES REQUIRED.

10-K-16-RZ
 11/1/2016

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473
 email@bhn-p.com

DEED REFERENCE: INSTR #201104050058979
 INSTR #201607010000129

24879-2-C

24819

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN
PLANNING
COMMISSION

PLANNING COMMISSION

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
665 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Turner Homes LLC

Date Filed: 8/29/16

Meeting Date: 10/13/16



Application Accepted by: [Signature]

Fee Amount: \$500.00

File Number: Rezoning 10-K-16-RZ

Fee Amount: _____

File Number: Plan Amendment _____

PROPERTY INFORMATION

Address: 11925 Black Rd

General Location: NW side of Black Rd
North of Ridgeland Drive

Tract Size: 2.40 acres

Tax Identification Number: Map 130
Parcel 58.01

Existing Land Use: Mobile Homes

Planning Sector: Northwest County

Growth Policy Plan: _____

Census Tract: 59.04

Traffic Zone: 237

Jurisdiction: City Council _____ District
 County Commission 6TH District

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 names are included on the back of this form.

Signature: David Harbin

Date: 8/29/16

PLEASE PRINT

Name: David Harbin

Company: Batson Homes Nurvell & Pae

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

Requested Change

REZONING

FROM: Agriculture

TO: P-R

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: N/A

PROPOSED USE OF PROPERTY

single family detached
subdivision

Density Proposed 2 Units/Acre

Previous Rezoning Requests: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be directed to:

PLEASE PRINT

Name: David Harbin

Company: Batson Homes Nurvell & Pae

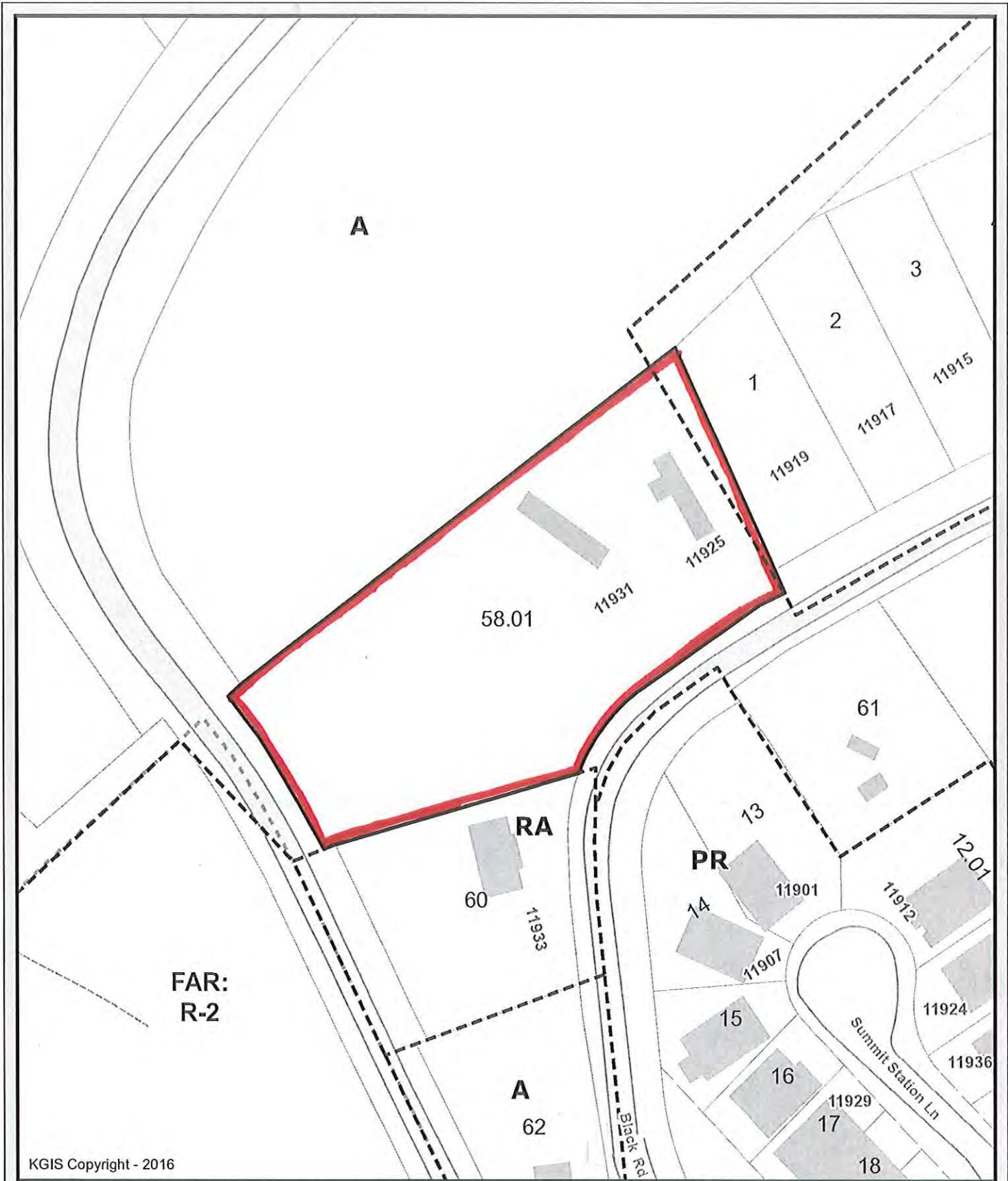
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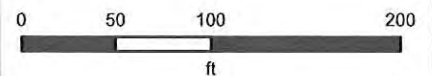


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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