

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

▶ **FILE #:** 4-H-17-RZ
 4-G-17-SP

AGENDA ITEM #: 55
AGENDA DATE: 4/13/2017

▶ **APPLICANT:** **BRANDYWINE AT TURKEY CREEK LLC**
 OWNER(S): Bruce Matzel

TAX ID NUMBER: 130 065 130JE001-010 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 1108 N Campbell Station Rd

▶ **LOCATION:** **North side N. Campbell Station Rd., northeast of Fretz Rd.**

▶ **TRACT INFORMATION:** **2.73 acres.**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with 20' of pavement width within 70-90' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **AG (Agricultural) / A (Agricultural) and PR (Planned Residential)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) / PR (Planned Residential) at up to 4.1 du/ac**

▶ **EXISTING LAND USE:** **Residences**

▶ **PROPOSED USE:** **Residential development**

DENSITY PROPOSED: **4.1du/ac**

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LDR from the west

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Houses / LDR / PR (Planned Residential) at 1-4 du/ac

South: N. Campbell Station Rd., residence / Town of Farragut

East: Residences / AG / PR (Planned Residential) at 1-4 du/ac

West: Houses / LDR / PR (Planned Residential) at 1-4 du/ac

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

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #4-G-17-SP, amending the Northwest County Sector Plan to LDR (Low Density**

Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

The subject property is surrounded by PR zoning at up to 4 du/ac and is in the Urban Growth Area of Farragut. It is appropriate to amend the sector plan map to allow the extension of low density residential development to this property.

► **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4.1 du/ac.**

PR zoning at the recommended density is consistent with the sector plan recommendation and the Growth Policy Plan and is compatible with surrounding development and zoning. Under PR zoning, a development plan would be have to be reviewed and approved by MPC as a use on review and concept plan.

COMMENTS:

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 this section of N. Campbell Station Rd., but it has about 20' of pavement width and is classified as a minor arterial street. The street is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes agricultural uses for the site, consistent with the current A zoning. This property is within the Urban Growth Area of Farragut on the Growth Policy Plan map and is in close proximity to other low density residential development.

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

Properties all along N. Campbell Station Rd. have been approved for low density residential uses. This proposal continues that trend.

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

Other developments along N. Campbell Station Rd. have been approved for PR zoning in the low density residential density range. This proposal continues that development 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. The requested zoning and density for the subject property is a logical extension of adjacent zoning from three sides.
2. The recommended PR zoning up to 4.1 du/ac allows the overall development to the east (Brandywine at Turkey Creek) to be proposed for up to 11 dwelling units. The current Agricultural zoning would require minimum lot sizes of 1 acre.
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.

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. With the recommended sector plan amendment to LDR, the recommended PR zoning and density are consistent with the sector plan.
2. Sidewalks will be required on at least one side of each street within the development, and possibly along the N. Campbell Station Rd. frontage.
3. To the north, east and west are developed or developing subdivisions at similar densities to the requested zoning and density.
4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
5. The proposed PR zoning at a density of up to 4.1 du/ac would allow for a maximum of 11 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 136 vehicle trips per day to the street system and would add approximately 6 children under the age of 18 to the school system.

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. Staff is recommending approval of an amendment to the Northwest County Sector Plan map to LDR, within which the recommended zoning and density are compatible. The applicant's requested density of up to 4.1 du/ac is consistent with the policies of the Growth Policy Plan.
2. Approval of this request could lead to future requests for PR zoning in this area.
3. This proposal does not present any apparent conflicts with any other adopted plans.

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.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: 136 (average daily vehicle trips)

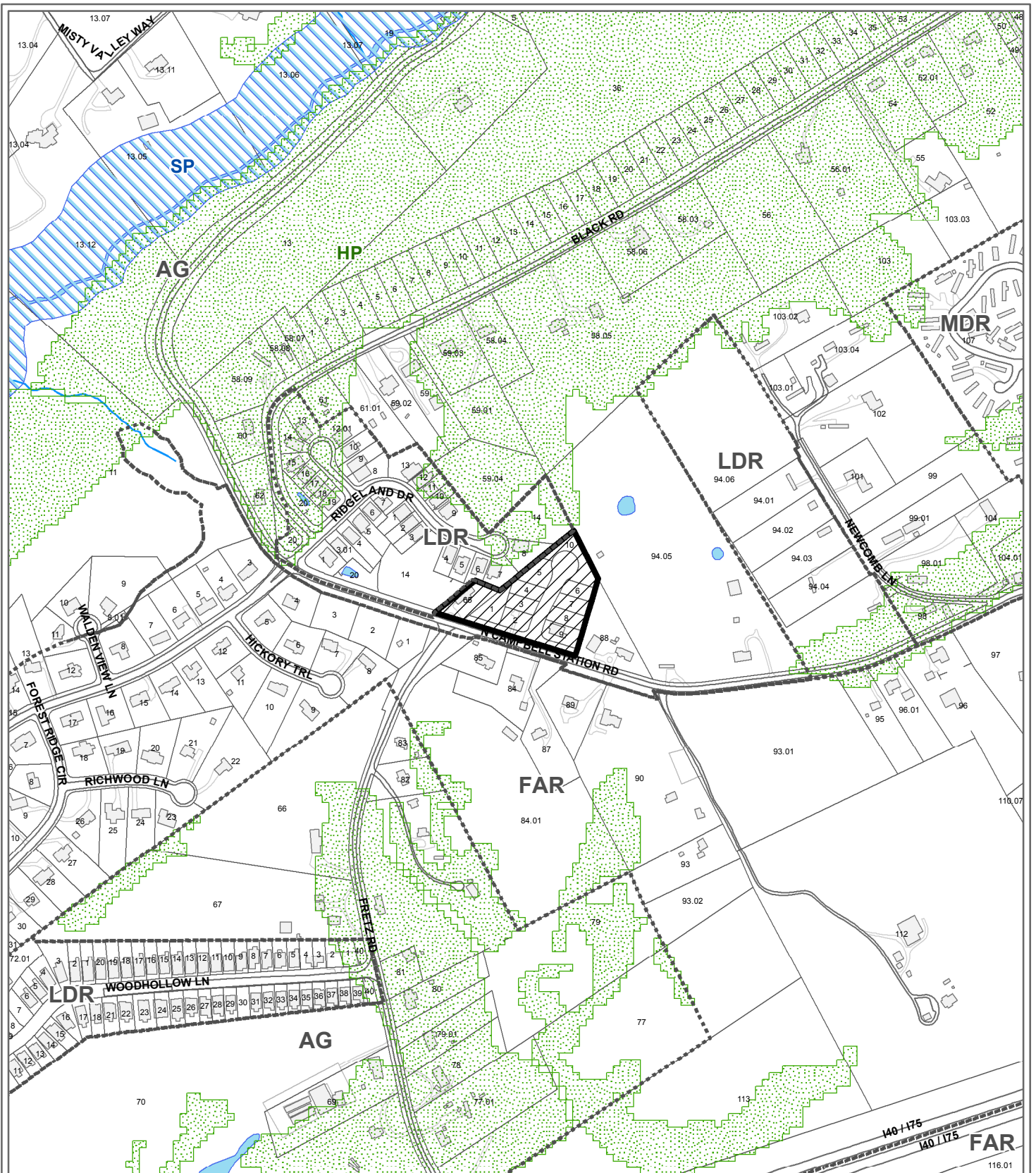
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (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 5/22/2017. 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.



**4-G-17-SP / 4-H-17-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

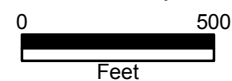
From: AG (Agricultural)
To: LDR (Low Density Residential)

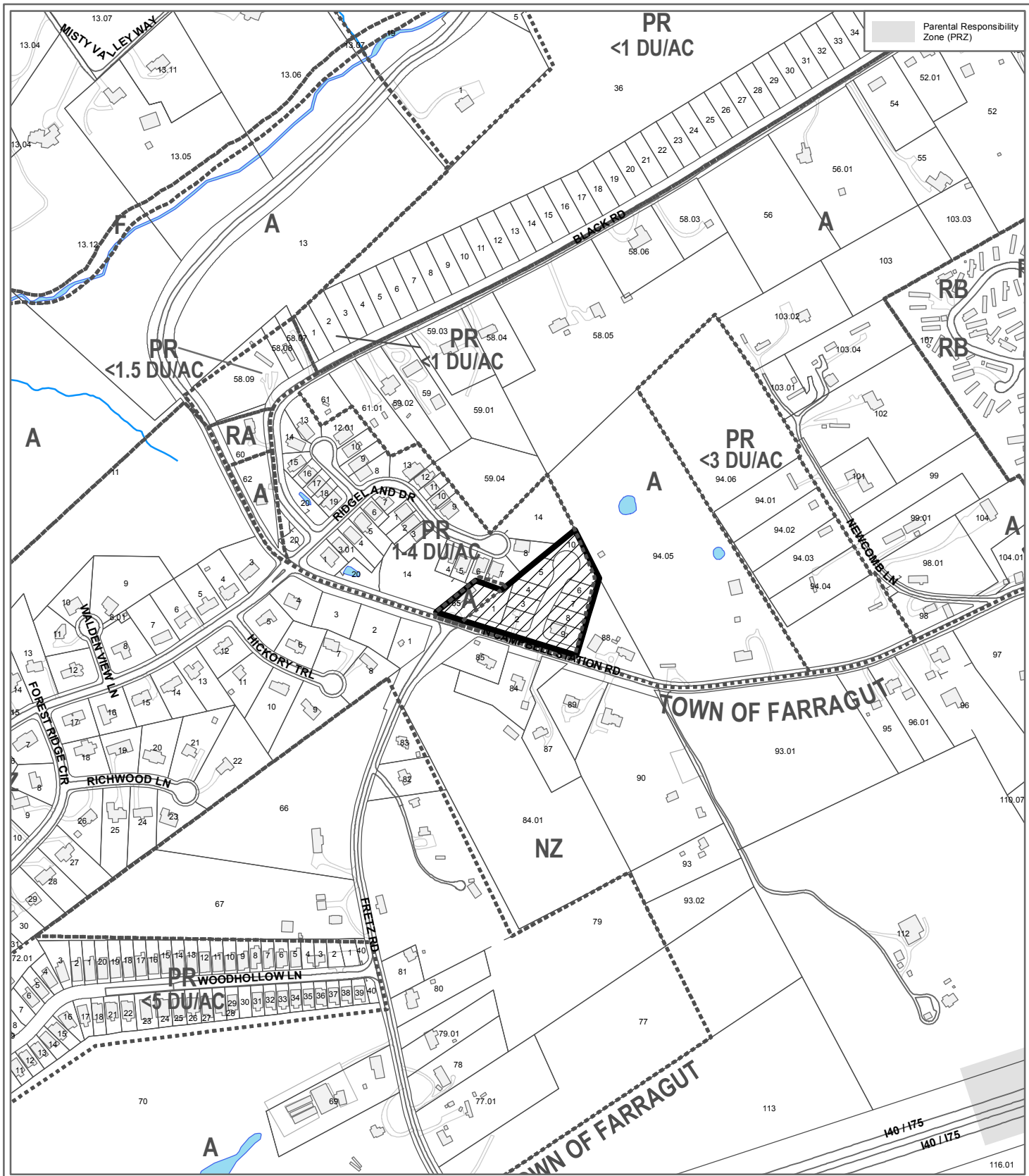


Petitioner: Brandywine at Turkey Creek LLC

Map No: 130
Jurisdiction: County

Original Print Date: 3/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**4-H-17-RZ
REZONING**

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

To: PR (Planned Residential) at up to 4.1 du/ac

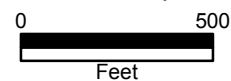


Original Print Date: 3/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Brandywine at Turkey Creek LLC

Map No: 130

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, Brandywine at Turkey Creek, LLC, has submitted an application to amend the Sector Plan from Agricultural to Low Density Residential, 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 April 13, 2017, 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 #4-G-17-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

REZONING PLAN AMENDMENT

Name of Applicant: Bruce Matzel Brandywine at Turkey Creek LLC

Date Filed: 2-27-17 Meeting Date: April

Application Accepted by: Thomas Brahm

Fee Amount: 600.00 File Number: Rezoning 4-H-17-RZ

Fee Amount: 600.00 File Number: Plan Amendment 4-G-17-SP



PROPERTY INFORMATION

Address: 1108 N Campbell Station Rd.
General Location: Campbell Station Rd,
north of I-40

Parcel ID Number(s): CLT 130, Parcel 065
CLT 130J, E, parcels 001-009

Tract Size: 2.73 Ac

Existing Land Use: Residential

Planning Sector: Northwest County

Growth Policy Plan: Urban Growth

Census Tract: 59.04

Traffic Zone: 237

Jurisdiction: City Council _____ District
 County Commission 6 District

Requested Change

REZONING

FROM: PR 1-4 & A

TO: PR 1-4.1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: AG

TO: LDR

PROPOSED USE OF PROPERTY

Residential

Density Proposed 4.10 Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Brandywine at Turkey Creek, Candy Lester,

Company: Brandywine at Turkey Creek LLC

Address: 1602 Lawrence Ave Ste 101

City: Ocean State: NJ Zip: 07712

Telephone: 732-616-3386

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Bruce Matzel

Company: Brandywine at Turkey Creek LLC

Address: 1602 Lawrence Ave, Ste 101

City: Ocean State: NJ Zip: 07712

Telephone: 732-616-3386

Fax: _____

E-mail: _____

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 signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Bruce Matzel

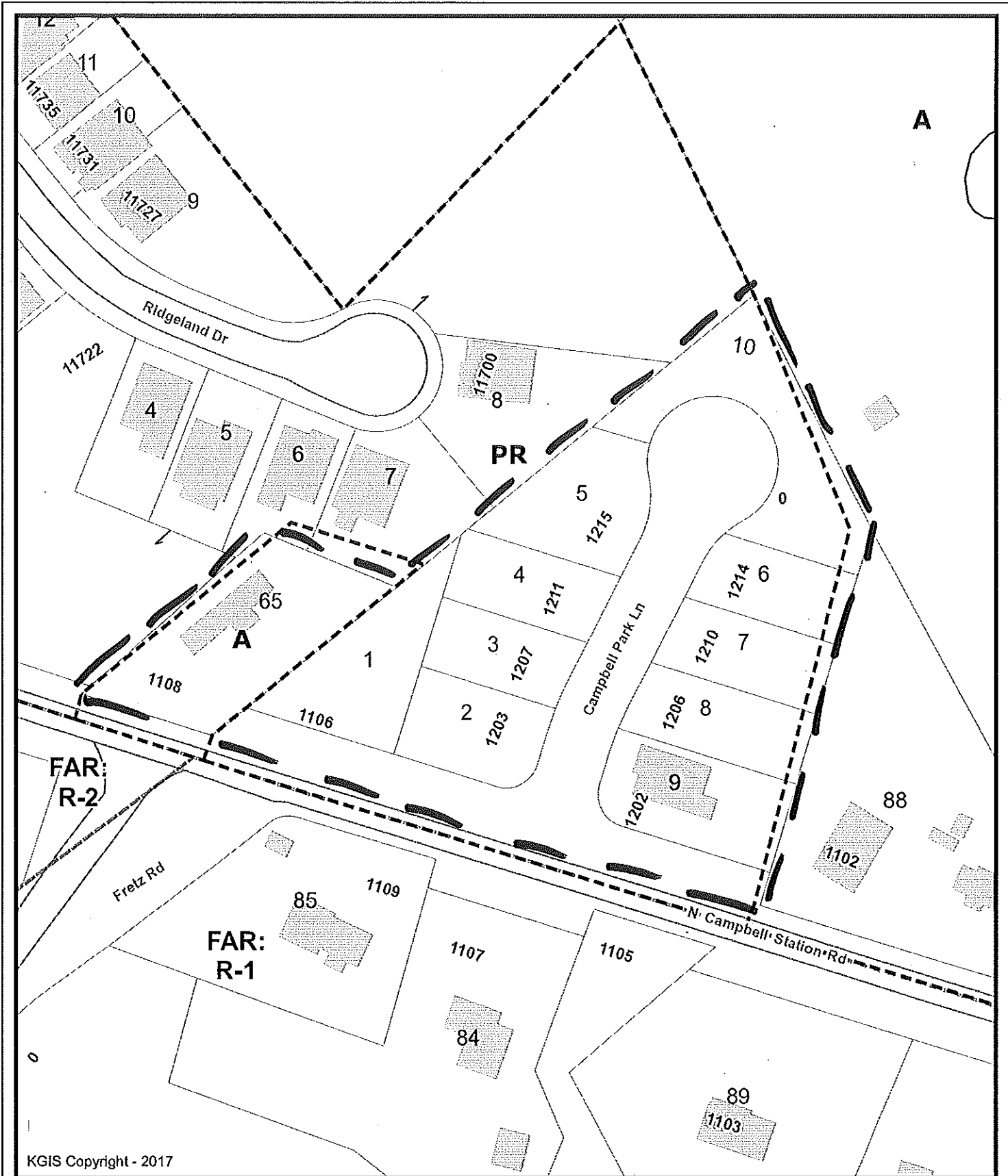
Company: Brandywine at Turkey Creek LLC

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Telephone: 732-616-3386

E-mail: _____

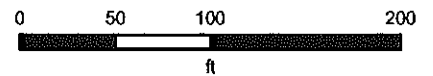


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Knoxville - Knox County - KUB Geographic Information System



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Feb. 24, 2017

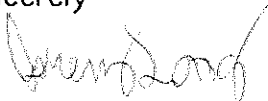
Knoxville–Knox County Metropolitan Planning Commission
Knoxville, TN.

To Whom It May Concern

RE: CLT Map ~~130~~, Parcel ~~085~~-
130 J, Group E, Parcel 009

As Owner of the above parcel of property, I hereby
grant permission to Bruce Matzel to request rezoning
of said property from "A" to "PR(1-4.1)".

Sincerely



~~Candy Foster~~

Feb. 24, 2017

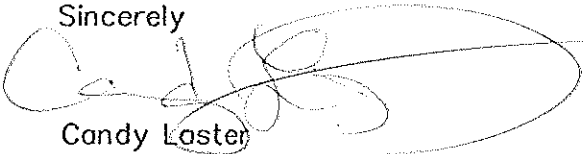
Knoxville--Knox County Metropolitan Planning Commission
Knoxville, TN.

To Whom It May Concern

RE: CLT Map 130, Parcel 065

As Owner of the above parcel of property, I hereby
grant permission to Bruce Matzel to request rezoning
of said property from "A" to "PR(1-4.1)".

Sincerely

A handwritten signature in black ink, appearing to read "Candy Laster", is written over a large, faint circular stamp or watermark.

Candy Laster