

▶ **FILE #:** 4-J-17-RZ

AGENDA ITEM #: 57

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** DJT HOLDINGS, LLC

OWNER(S): Kenneth Piety

TAX ID NUMBER: 91 161, 16101

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6308 Ball Rd

▶ **LOCATION:** Southeast side Ball Rd., northeast of Lobetti Rd.

▶ **APPX. SIZE OF TRACT:** 9 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Ball Rd., a major collector street with 22' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Ball Rd., church / A (Agricultural)

South: Schaad Rd. extension R-O-W, residence / A (Agricultural)

East: Vacant land and residences / A (Agricultural)

West: Vacant land and residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is currently developed with agricultural and rural to low density residential uses under A, PR, RA and RB zoning. There is a large tract of PC zoning to the west, that may be developed with businesses after the Schaad Rd. extension is completed in this area.

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 with few environmental constraints, so is appropriate for development at the requested density within the LDR density range.

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. The proposed PR zoning and density are consistent with the sector plan proposal for the site and consistent with other zoning and development in the area. The new Schaad Rd. will eventually be constructed along the south property line of the site, providing improved access and traffic capacity.
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 in the LDR category. The site does not have significant slope or other environmental constraints.
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 9 acres reported, up to 36 dwelling units could be proposed for the site. If developed with the detached residential units, this would add approximately 405 trips to the street system and about 19 children to the school system.
2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The approval of this request will allow the applicant to submit a development plan with up to 36 dwelling units for MPC's consideration.
4. The site is located within the Parental Responsibility Zone. Sidewalks will be required on at least one side of each street within the development, and possibly along the Ball Rd. frontage.
5. 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.
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: 405 (average daily vehicle trips)

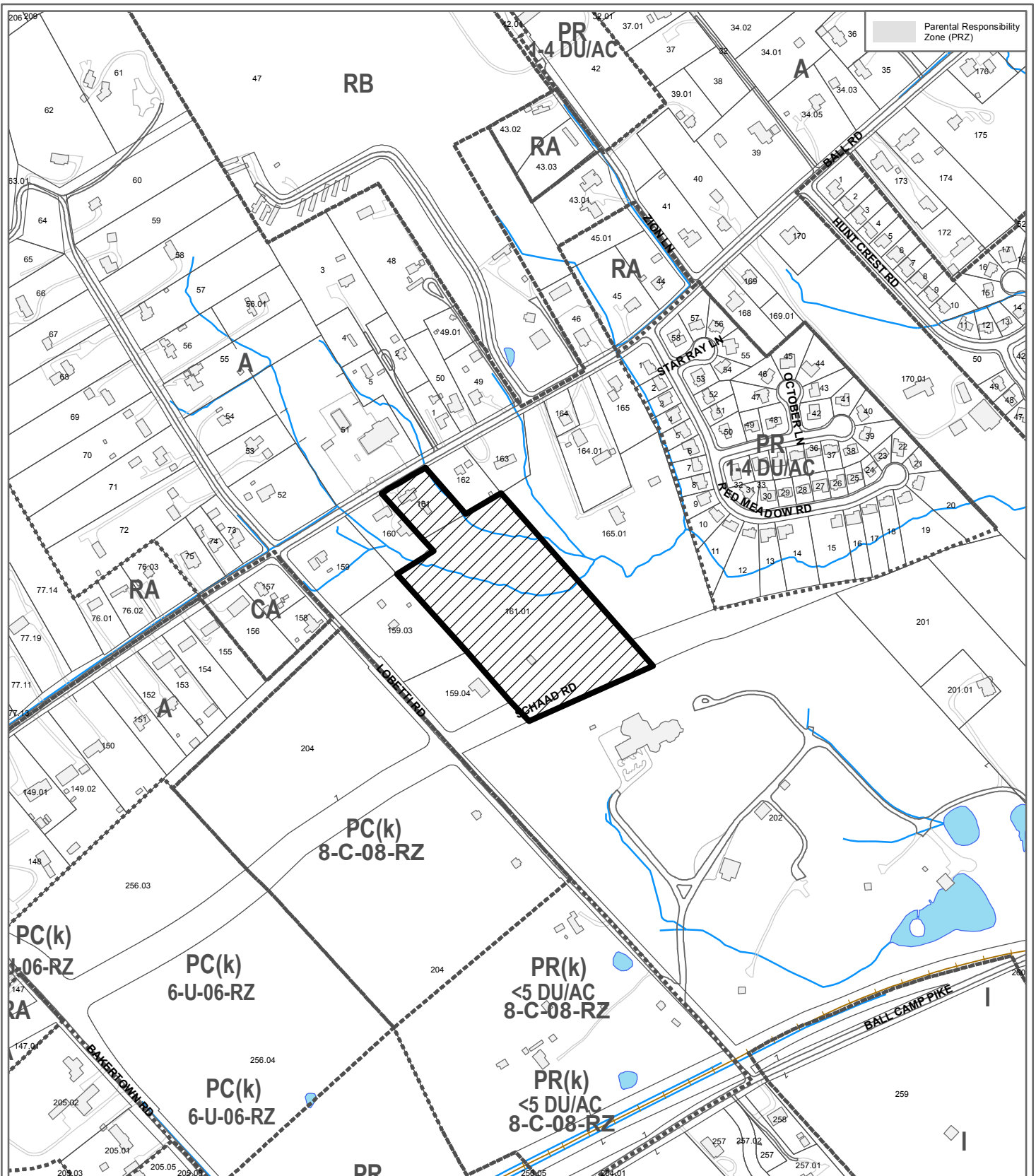
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

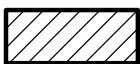
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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-J-17-RZ
REZONING**

Petitioner: DJT Holdings, LLC



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

Map No: 91
Jurisdiction: County



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

REZONING PLAN AMENDMENT

Name of Applicant: DJT Holdings, LLC Date Filed: 3/6/17 Meeting Date: 4/13/17 Application Accepted by: Emily Fee Amount: 2350.00 File Number: Rezoning 4-17-17 Fee Amount: 2350.00 File Number: Plan Amendment



PROPERTY INFORMATION Address: 6308 Bull Road General Location: s/s of Bull Road, n/e of Lobeth Road Parcel ID Number(s): 091 161.01 161 Tract Size: 9± acres Existing Land Use: Ag Planning Sector: NW County Growth Policy Plan: Census Tract: 46.07 Traffic Zone: 212 Jurisdiction: [X] County Commission 6 District

PROPERTY OWNER [X] OPTION HOLDER PLEASE PRINT Name: DJT Holdings, LLC Company: TRAVIS Fuller Address: 1135 DAXTON DRIVE City: Knoxville State: TN Zip: 37918 Telephone: 865.806.0385 Fax: E-mail: travis@belleinvestmentco.com

Requested Change REZONING FROM: Ag TO: PR PLAN AMENDMENT [X] One Year Plan [] Sector Plan FROM: mu-SD TO:

APPLICATION CORRESPONDENCE All correspondence relating to this application should be sent to: PLEASE PRINT Name: TRAVIS Fuller Company: DJT Holdings, LLC Address: 1135 DAXTON DRIVE City: Knoxville State: TN Zip: 37918 Telephone: 865.806.0385 Fax: E-mail: travis@belleinvestmentco.com

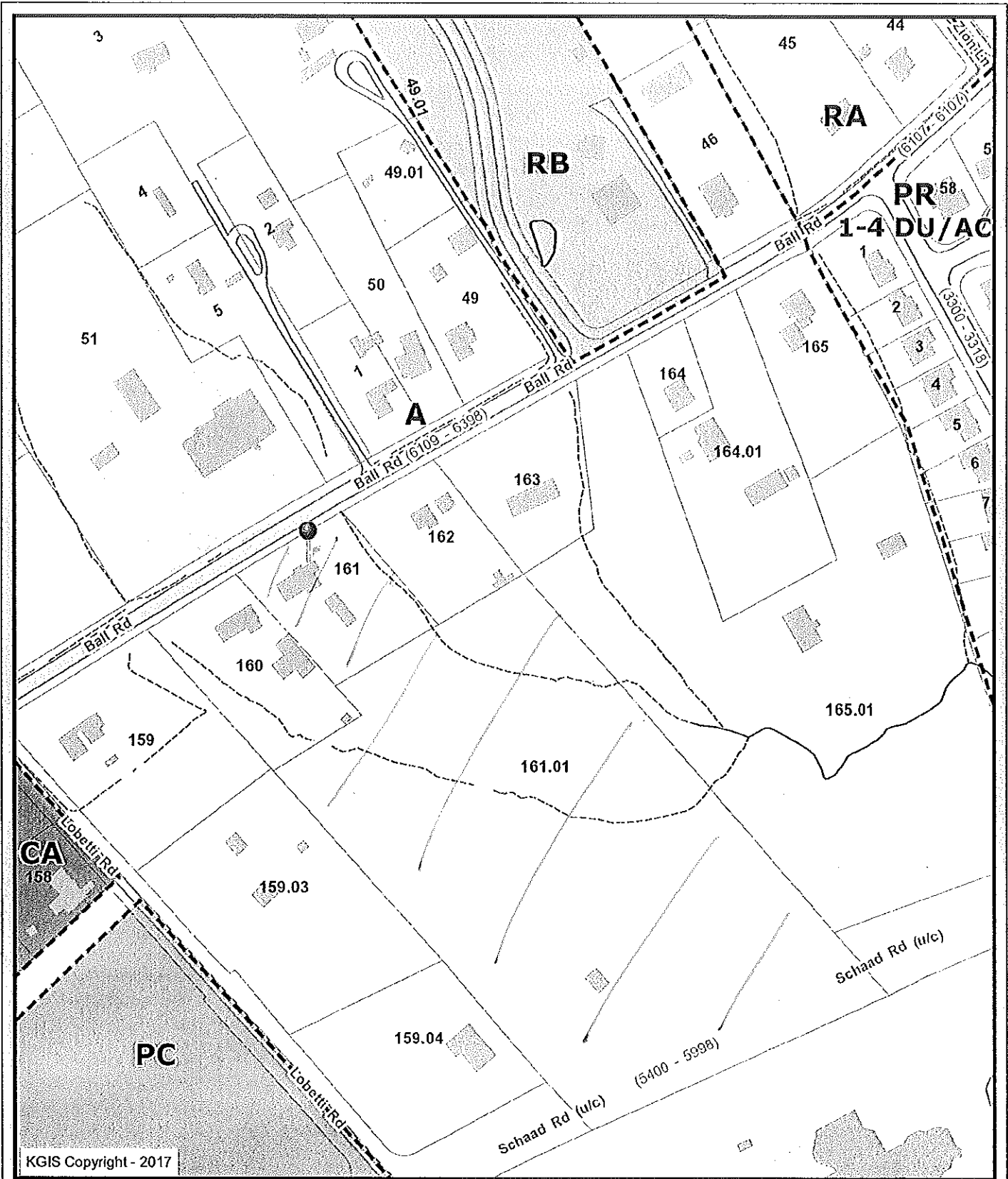
PROPOSED USE OF PROPERTY Residential Subdivision Density Proposed 4 Units/Acre Previous Rezoning Requests:

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: TRAVIS FULLER Company: Address: City: State: Zip: Telephone: E-mail:

**I grant DJT Holdings LLC the right to zone
6308 Ball Road, Knoxville TN 37931
as the property owner**

Kenneth R Piety Jr dotloop verified
03/01/17 2:16PM EST
53AN1-SGT8-ZB9B-DLRI

Kenneth R Piety Jr

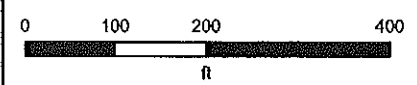


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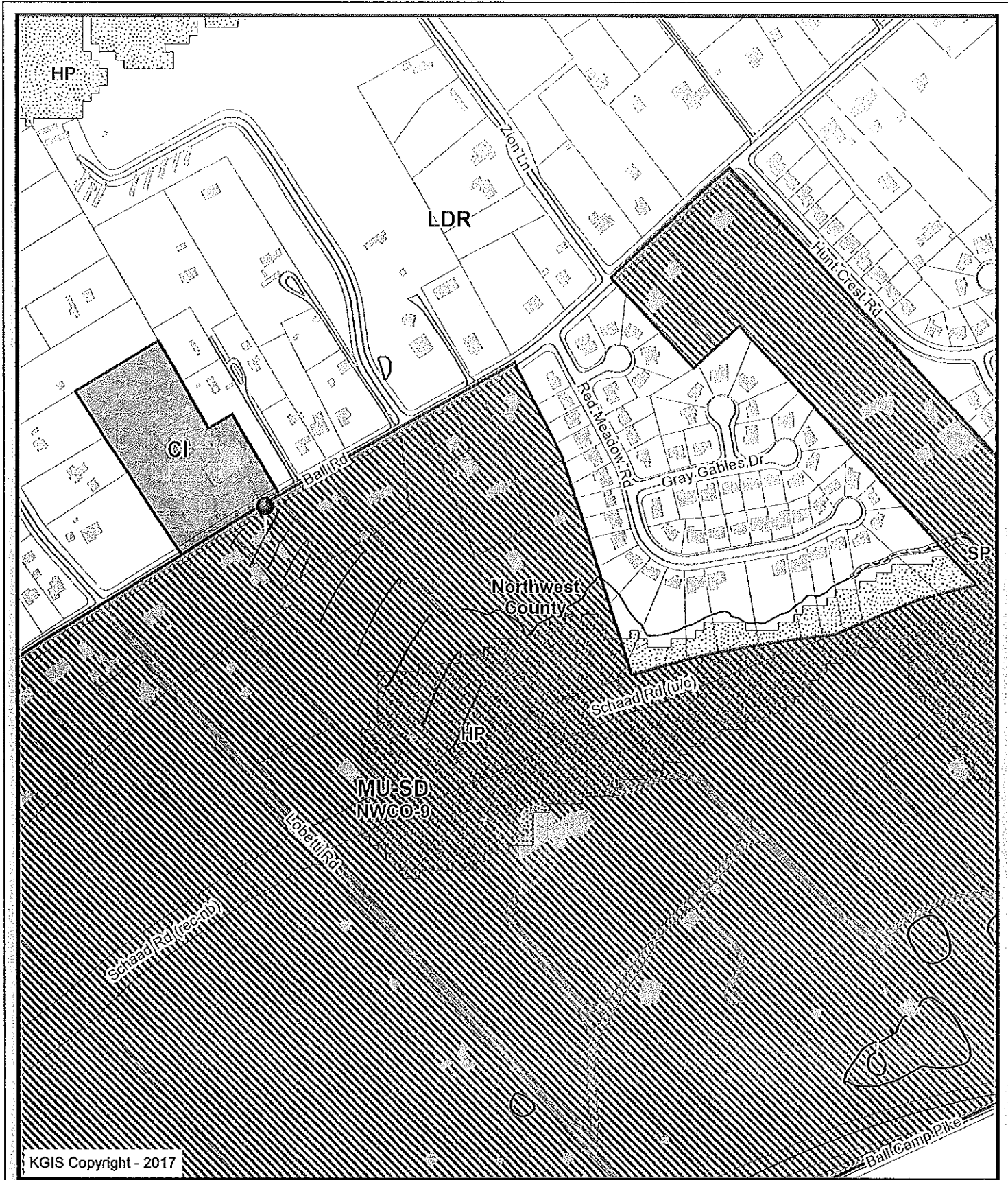
6308 Ball Road

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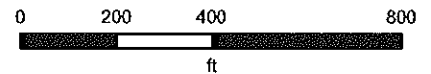
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6308 Ball Road

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Mixed Use Special District NWCO-9

HINES VALLEY/AMHERST

This area is located between Ball Road and Ball Camp Pike in the Hines Valley/Amherst community. The Schaad Road Extension will be completed in the coming years and will bisect the valley, opening up the potential for new development. Currently, this area consists largely of agricultural, forested or vacant land uses. Commercial zoning has already occurred in the valley even prior to completion of the road extension. Opportunity exists to create a walkable, vibrant community near Amherst Elementary as the population within the area grows.

Recommended Uses

This district falls partially within the planned growth area for the county and urban growth boundary for the city. It is approximately 300 acres and would ideally be well-suited for a master plan for phased development including, conservation subdivisions with connected open space, and neighborhood commercial and office uses that are primarily serving the district.

- Low Density Residential (LDR) and Medium Density Residential (MDR); also including a zoning recommendation for Planned Residential (PR) for flexibility in neighborhood design and conditions for street connectivity between neighborhoods to alleviate traffic, particularly around schools, and to allow for a mix of detached and attached housing types, encouraging conservation subdivisions.
- Medium Density/Office (MDR/O)
- Mixed Use Neighborhood Center (MU-NC); also including a zoning recommendation for Planned Commercial (PC) and Planned Residential (PR) to allow for plan review
- Office (O)
- Community Center Mixed Use (MU-CC) could be a consideration if transit service is feasible.

Site Design Guidelines

- Street trees should be planted within medians, sidewalk planting strips and wells along the Schaad Road extension.

Transportation Improvements

- Connectivity for the road network should be conditioned as new neighborhoods develop to alleviate traffic. Sidewalks and pathways from developments to the Schaad Road Extension pedestrian facilities should be conditioned as development fills in within the valley.
- Curb cuts onto the new Schaad Road Extension should be limited to improve traffic and pedestrian safety.
- All components of future development should have interparcel access, with more than one means to reach adjoining streets.

Community Facilities

- Consolidation of open space via conservation subdivisions to provide for a neighborhood park, as recommended in the *Knoxville-Knox County Park, Recreation and Greenways Plan*, should be considered as development fills in the valley.

The proposed path of the Schaad Road Extension

