

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

▶ **FILE #:** 12-L-17-RZ
 12-C-17-SP

AGENDA ITEM #: 50
AGENDA DATE: 12/14/2017

▶ **APPLICANT:** CASCADE FALLS LLC AND WALT DICKSON
 OWNER(S): Terry Patton

TAX ID NUMBER: 130 070 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 905 Fretz Rd

▶ **LOCATION:** West side Fretz Rd., south of Woodhollow Ln.

▶ **TRACT INFORMATION:** 34 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Farragut)

ACCESSIBILITY: Access is via Fretz Rd., a local street with 16' of pavement width within 40' 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)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

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

▶ **PROPOSED USE:** Detached residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LDR plan designation and PR zoning from the north and west

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Residences / LDR / PR (Planned Residential) at up to 5 du/ac
 South: Hatmaker Ln., I-40 right-of-way / Town of Farragut
 East: Fretz Rd., houses and vacant land / A (Agricultural)
 West: Vacant land / LDR / PR (Planned Residential) at up to 5 du/ac

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

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #12-C-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.)

Low density residential use of this site is appropriate for this site. The requested density is compatible with surrounding zoning and development in the area. Surrounding properties in both Knox County and the Town of Farragut area zoned for and developed with LDR uses.

► **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac (Applicant requested 5 du/ac),**

PR zoning at the recommended density will allow reasonable development of the site, consistent with the sector plan and surrounding development, and also consistent with the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP).

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:

Some minor improvements have been made recently to Fretz Rd. to accommodate development to the west. Further improvements may be necessary 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 and rural residential uses for the site, consistent with the current A zoning. This property is located within the Urban Growth Area of Farragut 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:

These sections of Fretz Rd. and Hatmaker Ln. have been approved for low density residential uses both in Knox County and the Town of Farragut. This proposal continues that trend.

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

An LDR plan designation and PR zoning at 5 du/ac was approved to the north and west (Brandywine at Turkey Creek) in 2006 and 2008. This requested plan amendment is similar to those approved plan amendments.

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 recommended zoning and density for the subject property are appropriate to allow reasonable use of the site, while remaining compatible with surrounding development and zoning, and consistent with the policies of the HRPP.
2. With application of the residential density and land disturbance guidelines from the HRPP, the maximum density should be about 4 du/ac. The slope analysis, map and calculations are attached.
3. The adjacent PR development to the north and west is zoned PR at up to 5 du/ac, but is only partially developed at this point in time.
4. 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. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Sidewalks will be required on at least one side of each street within the development, and possibly along the Fretz Rd. frontage.
3. To the northwest, a subdivision is developing at a similar density 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 5 du/ac would allow for a maximum of 164 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 1634 vehicle trips per day to the street system and would add approximately 67 children under the age of 18 to the school system. The recommended PR zoning at a density of up to 4 du/ac would allow for a maximum of 131 dwelling units to be proposed for the site. That number of detached units would add approximately 1329 vehicle trips per day to the street system and would add approximately 54 children under the age of 18 to the school system.
5. Depending on where access to the development is proposed, road improvements to Fretz Rd. and Hatmaker Ln. may be necessary. The applicant will be expected to make any road improvements that are deemed necessary by the Knox County Engineering Department. The applicant will also be required to certify on the plans that adequate sight distance is available at the project entrance.

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. With the recommended amendment of the Northwest County Sector Plan to LDR on the associated request (12-C-17-SP), PR zoning at a density of up to 5 du/ac would be consistent with the plan.
2. Approval of this request could lead to future requests for PR zoning in this area.
3. The recommended zoning and density do 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.

ESTIMATED TRAFFIC IMPACT: 1634 (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: 67 (public 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.
- 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.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2018. 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.