

▶ **FILE #:** 2-B-17-RZ

AGENDA ITEM #: 41

AGENDA DATE: 2/9/2017

▶ **APPLICANT:** PAUL G. HIBBEN

OWNER(S): Paul G. Hibben

TAX ID NUMBER: 21 001

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7615 Twin Oak Ln

▶ **LOCATION:** Northwest side Twin Oak Ln., southwest of Tazewell Pike

▶ **APPX. SIZE OF TRACT:** 16 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Twin Oak Ln., a local street with 14' of pavement width within 30' of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from the south and east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses and vacant land / A (Agricultural)

South: Twin Oak Ln., vacant land / PR (Planned Residential) at up to 4 du/ac with conditions

East: Houses and vacant land / A (Agricultural)

West: Vacant land / PR (Planned Residential) at up to 4 du/ac

NEIGHBORHOOD CONTEXT: This site is located within an agricultural/residential area in the vicinity of Gibbs Elementary, Middle and High Schools, zoned A, RA and PR.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac.**

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 it is appropriate for development at the proposed 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. This site has access only to Twin Oak Ln., a local street. Twin Oak Ln. will require improvements, including widening, in order to provide access to the proposed development.
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. 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 16 acres reported, up to 64 dwelling units could be proposed for the site. If developed with the proposed, detached residential units, this would add approximately 688 trips to the street system and about 28 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 64 dwelling units for MPC's consideration. The applicant will be expected to improve/widen Twin Oak Ln. from Tazewell Pike to the development entrance. Exact requirements for road improvements will be determined by Knox County Engineering as part of the plan review process.
4. The Knox County Greenways Coordinator has indicated that a future greenway is proposed along Beaver Creek through the site. A map is attached that shows a drawing of the approximate area needed for a 30 feet wide greenway easement along the east side of Beaver Creek. The developer will be expected to work with the Knox County Greenways Coordinator in dedicating an adequate greenway easement as part of the development plan.
5. Public water and sanitary sewer utilities are available in the area, but may need to be extended 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 Northeast 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: 688 (average daily vehicle trips)

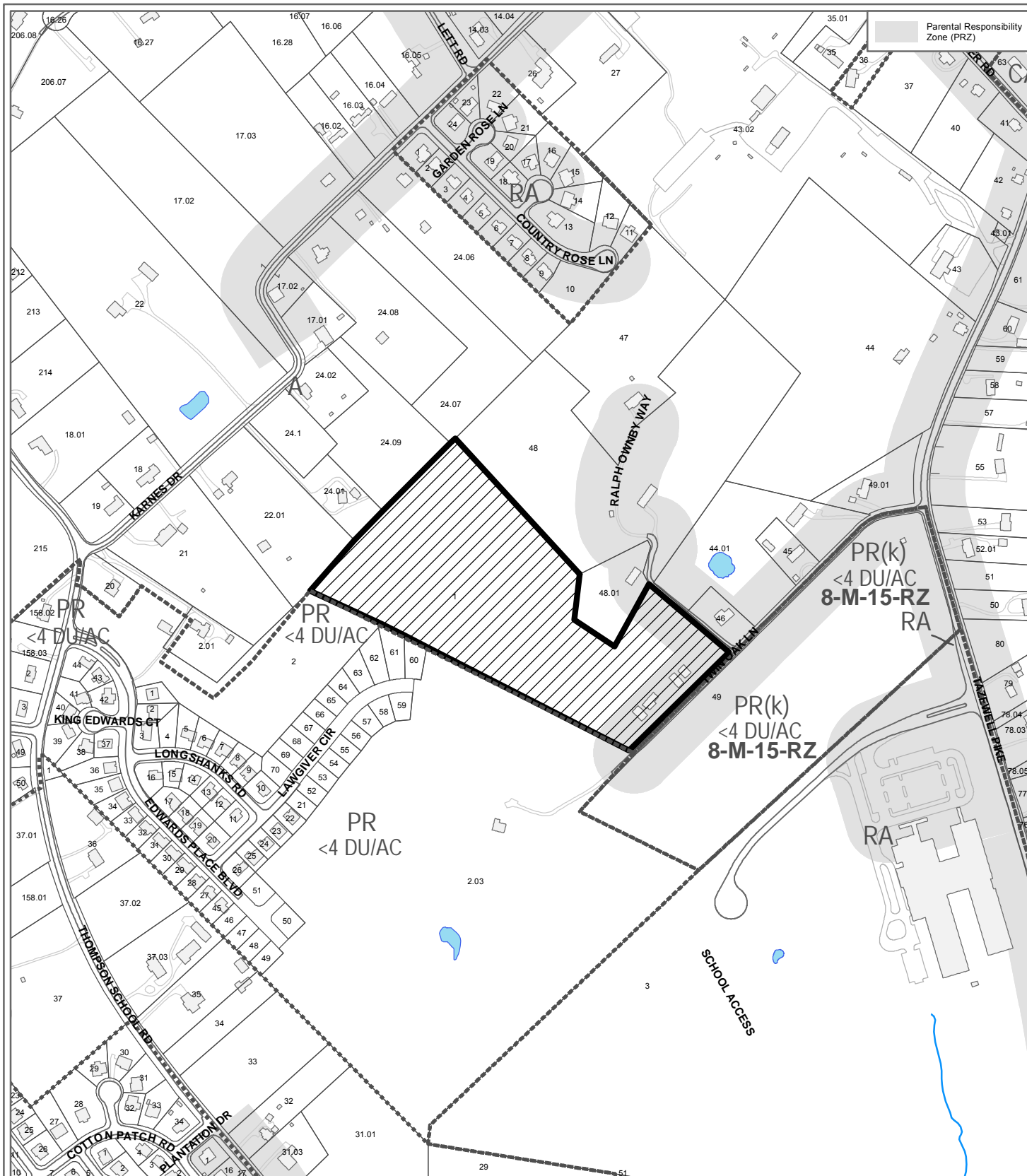
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 28 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Gibbs Elementary, Holston Middle, and Gibbs 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.

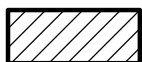
If approved, this item will be forwarded to Knox County Commission for action on 3/27/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-B-17-RZ
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



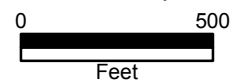
Original Print Date: 1/17/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Hibben, Paul G.

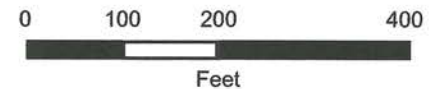
Map No: 21

Jurisdiction: County





Title
 Subtitle
 Notes



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REZONING **PLAN AMENDMENT**

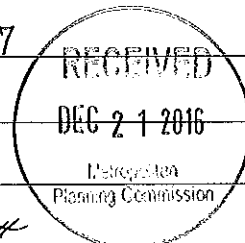
Name of Applicant: Paul G. Hibben

Date Filed: 12/21/2016 Meeting Date: 2/9/2017

Application Accepted by: Marc Payne

Fee Amount: 1,400.00 File Number: Rezoning 2-B-17-RZ

Fee Amount: # File Number: Plan Amendment #



PROPERTY INFORMATION

Address: 7615 Twin Oak Lane

General Location: Northwest side of Twin Oak Lane, southwest side of Ralph Ownby Lane

Parcel ID Number(s): CLT 021 Parcel 001

Tract Size: 16 Acres

Existing Land Use: Undeveloped Land

Planning Sector: Northeast County

Growth Policy Plan: Planned

Census Tract: 64.02

Traffic Zone: 186

Jurisdiction: City Council _____ District
 County Commission 8th District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Paul G. Hibben, Jr. & Tammy B. Hibben

Company: _____

Address: 8333 Coppock Road

City: Corryton State: TN Zip: 37721

Telephone: (865) 922-1550

Fax: (865) 922-9229

E-mail: paul@highwaymarkings.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

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: *Paul G. Hibben*

PLEASE PRINT

Name: Paul G. Hibben

Company: _____

Address: 8333 Coppock Road

City: Corryton State: TN Zip: 37721

Telephone: (865) 922-~~9229~~ 1550

E-mail: paul@highwaymarkings.com

Requested Change

REZONING

FROM: A

TO: PR

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

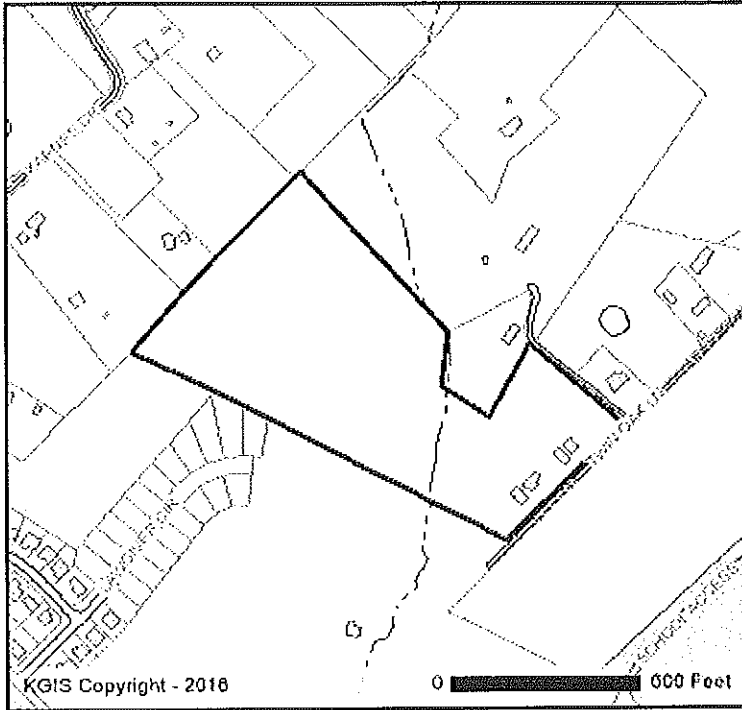
PROPOSED USE OF PROPERTY

Residential Subdivision

Density Proposed < 4 Units/Acre

Previous Rezoning Requests: _____

Parcel 021 001 - Property Map and Details Report



Property Information

Location Address: 7615 TWIN OAK LN
 CLT Map: 21
 Insert:
 Group:
 Condo Letter:
 Parcel: 1
 Parcel ID: 021 001
 Parcel Type:
 District: N8
 Ward:
 City Block:
 Subdivision: ROLL BACK TAXES
 EFFECTIVE
 APPLICATION #
 A-1311

 Rec. Acreage: 16
 Calc. Acreage: 0
 Recorded Plat: -
 Recorded Deed: 20051229 - 0056068
 Deed Type: Deed: Special Wa
 Deed Date: 12/29/2005

Address Information

Site Address: 7615 TWIN OAK LN
 CORRYTON - 37721
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

HIBBEN PAUL G JR & TAMMY B
 8333 COPPOCK RD
 CORRYTON, TN 37721

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 64.02
 Planning Sector: Northeast County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 81
 Voting Location: Gibbs Elementary School
 7715 TAZEWELL PIKE
 TN State House: 19 Harry Brooks
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 8 Dave Wright
 Bob Thomas
 Ed Brantley

School Zones

Elementary: GIBBS ELEMENTARY
 Intermediate:
 Middle: HOLSTON MIDDLE
 High: GIBBS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

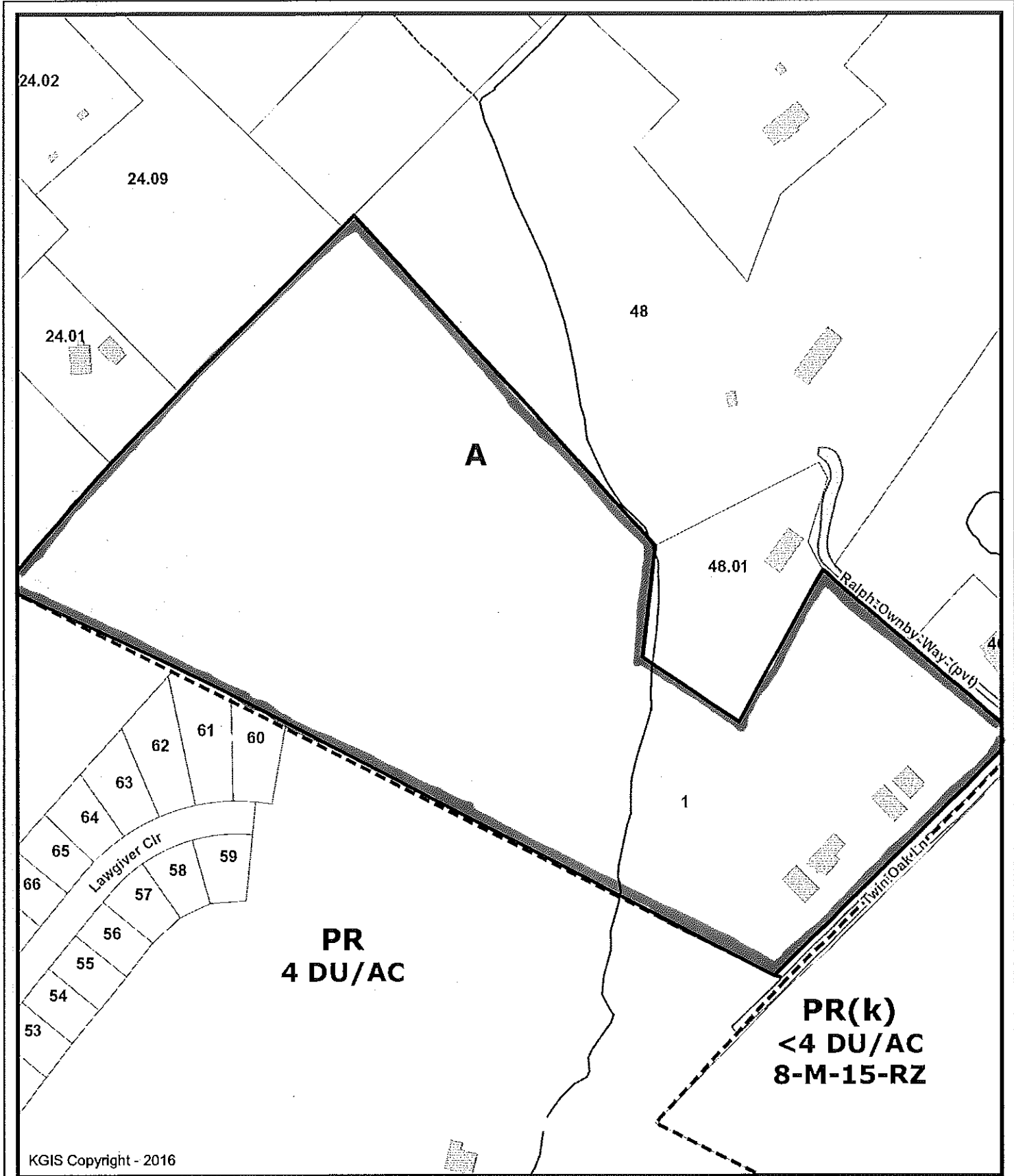
City Council:

School Board: 8 Mike McMillan

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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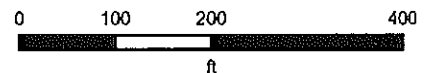
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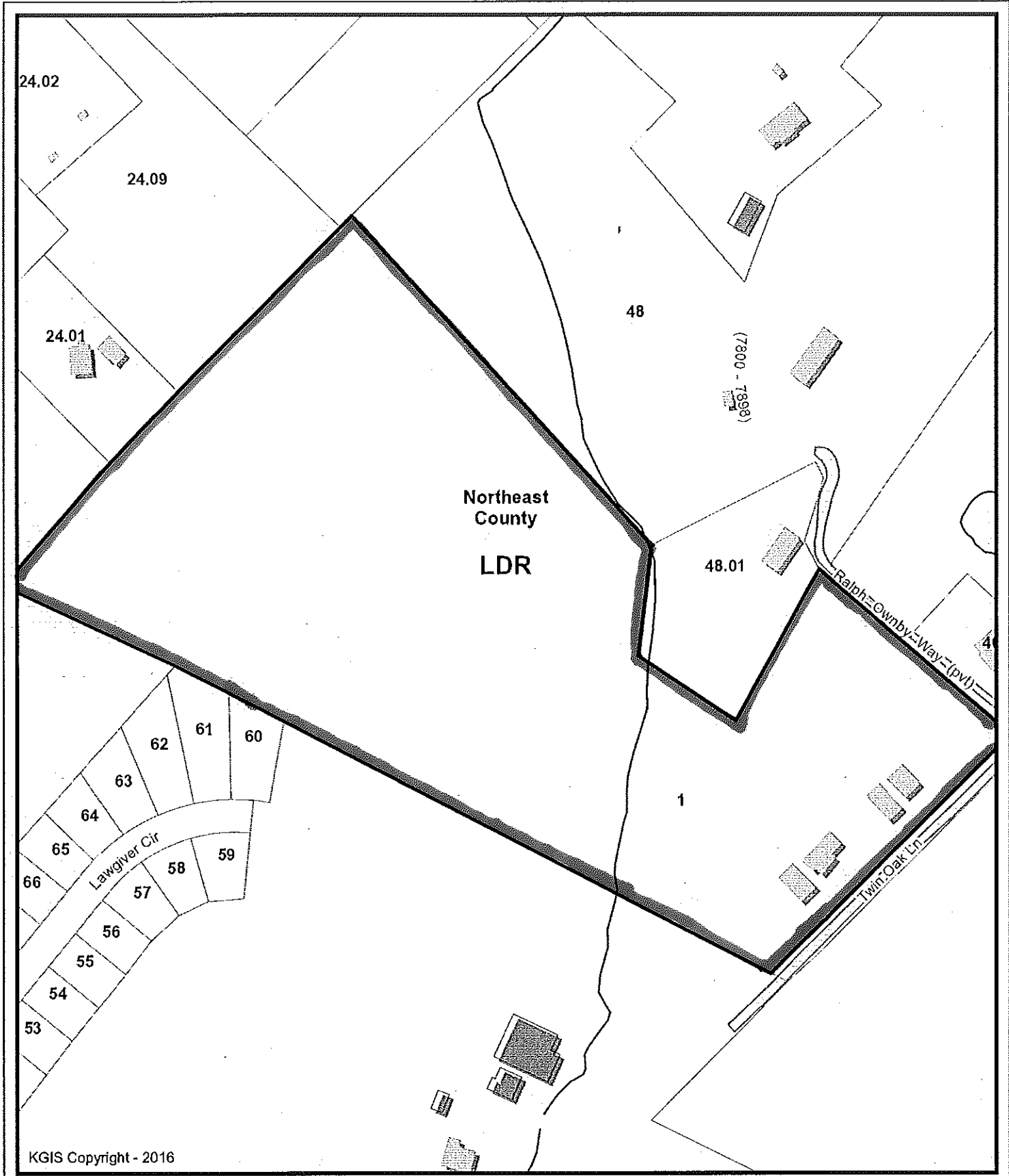
Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



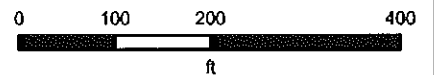
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