



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

▶ **FILE #:** 5-B-17-RZ
5-B-17-SP

AGENDA ITEM #: 40
AGENDA DATE: 5/11/2017

▶ **APPLICANT:** MARSH-DON, LLC
OWNER(S): Bruce Matzel

TAX ID NUMBER: 117 011 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 1808 N Campbell Station Rd

▶ **LOCATION:** East side N. Campbell Station Rd., south of El Rancho Trl.

▶ **TRACT INFORMATION:** 20 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with 19' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / RA (Low Density Residential)

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

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

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: N. Campbell Station Rd., vacant land and houses / AG / RA (Low Density Residential)
South: Vacant land and houses / AG / RA (Low Density Residential)
East: Vacant land and houses / AG / A (Agricultural)
West: N. Campbell Station Rd., vacant land and houses / AG / RA (Low Density Residential)

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

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #5-B-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 currently zoned RA, along with most of the surrounding area. RA zoning is not approvable under the current Agricultural plan designation. It is appropriate to amend the sector plan map to recognize the RA (Low Density Residential) zoning of the area.

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

PR zoning at the recommended density is compatible with the surrounding zoning pattern and is consistent with the policies of the Growth Policy Plan for the Rural Area. The proposed density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this property, which is not contiguous with the Planned Growth Area. The proposed density is also consistent with the residential density and land disturbance 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:

No known improvements have been made recently to this section of N. Campbell Station Rd., but it has about 19' 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, which is not consistent with the current RA zoning. This property is one of many tracts in the area that are currently zoned RA. It is appropriate to amend the sector plan to recognize the RA zoning already in place. The current Agricultural plan designation is likely in place because the property is located in the Rural Area on the Growth Policy Plan.

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

Other properties along N. Campbell Station Rd., including a similar site to the north, have been approved for and are being developed with 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.

EZONING 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. PR zoning at the proposed density is appropriate for the development of the property. PR offers flexibility in lot sizes and subdivision design, as well as the required use on review approval of development plans by MPC.
2. The density of up to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The closest PR zoned area is to the north and is also in the Rural Area, but closer to the Planned Growth Area, which ends south of Hardin Valley Rd. and west of Steele Rd. That property was proposed for a density of 3 du/ac, but was recommended by staff for 2 du/ac. Final zoning approval of that site was for PR zoning at a density of up to 2.7 du/ac. That site is currently under development.

3. PR zoning at up to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. This site has access to N. Campbell Station Rd., a minor arterial street capable of handling the additional traffic, subject to providing an access road with adequate sight distance for safely exiting the subdivision. The property is located on a curved section of N. Campbell Station Rd.
4. PR zoning will require MPC concept plan and use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed. It will also identify the types of residential units that may be constructed.

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. Public water is available at the site. Sewer utilities are available in the area to serve the site, but may need to be extended to serve this property.
2. At the proposed density of up to 2 du/ac, up to 40 dwelling units could be proposed on the subject property. The proposed development of detached dwellings on individual lots would add approximately 446 vehicle trips per day to the street system and about 21 children under the age of 18 to the school system.
3. Because a large portion of the property is designated for slope protection on the sector plan map, staff ran the attached slope analysis and calculations on the property. Almost 12 of the 20 total acres of the site has slopes of greater than 25%. With application of the Residential Density and Land Disturbance Guidelines from the HRPP, the recommended density would be up to 1.74 du/ac. This calculation uses the maximum LDR density of 5 du/ac, since the property is proposed for approval of LDR on the sector plan. However, because of the property's location within the Rural Area on the Growth Plan map, a maximum of 2 du/ac is permitted. This site and its surrounding area demonstrate the need for an update to the Growth Plan. Utilities are available and the sector plan proposes low density residential uses.
3. Sidewalks will be required on at least one side of each street within the development, and possibly along the N. Campbell Station Rd. frontage.
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 recommended zoning and density are compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

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 the site, consistent with PR zoning at up to 2 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The recommended zoning and density meets all requirements for rezoning within the Rural Area. The recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this non-contiguous property.
3. This request may generate similar requests for low density plan designations and PR zoning in this area in the future on properties 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 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: 446 (average daily vehicle trips)

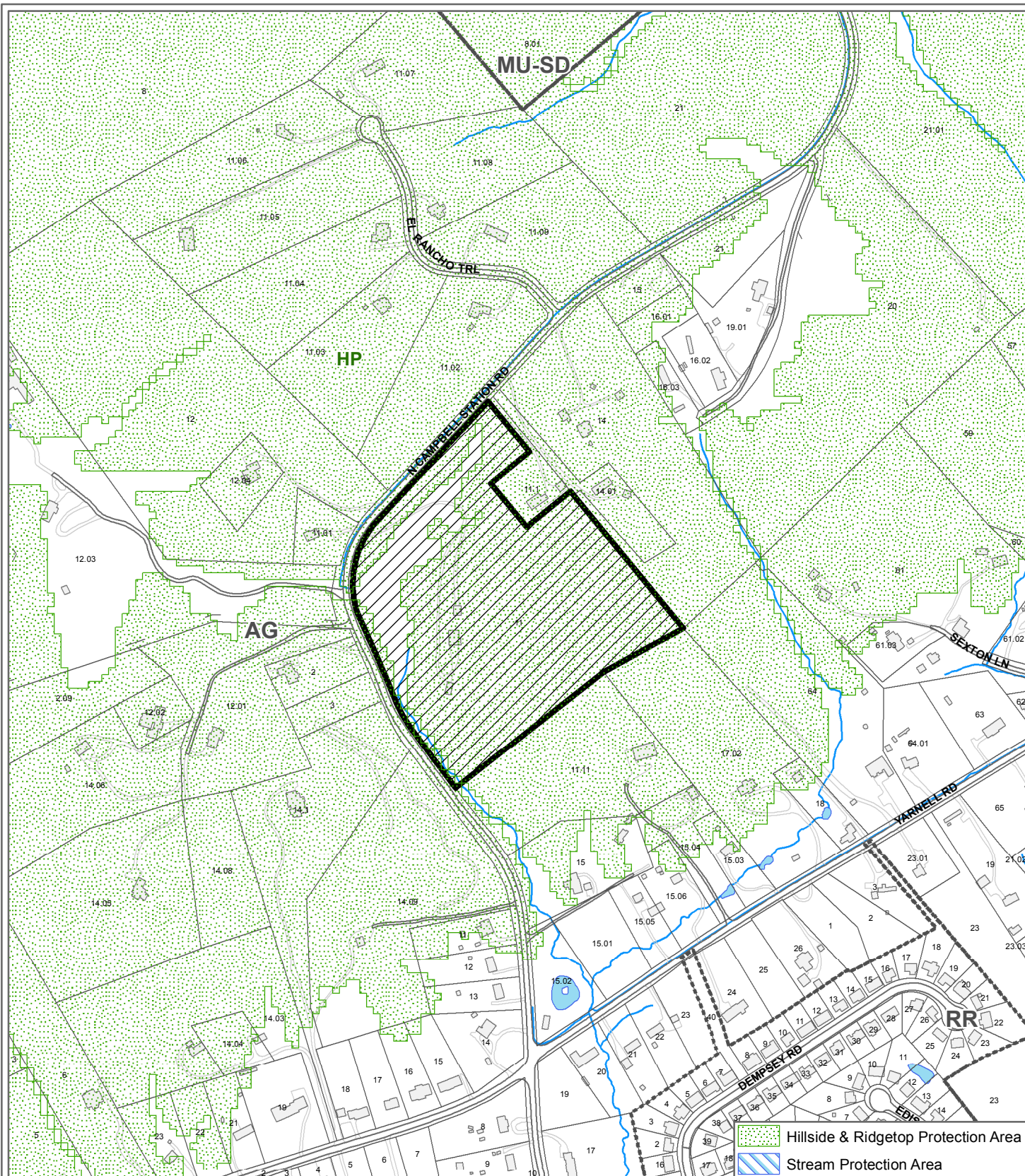
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns 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 6/26/2017. 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.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

5-B-17-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT



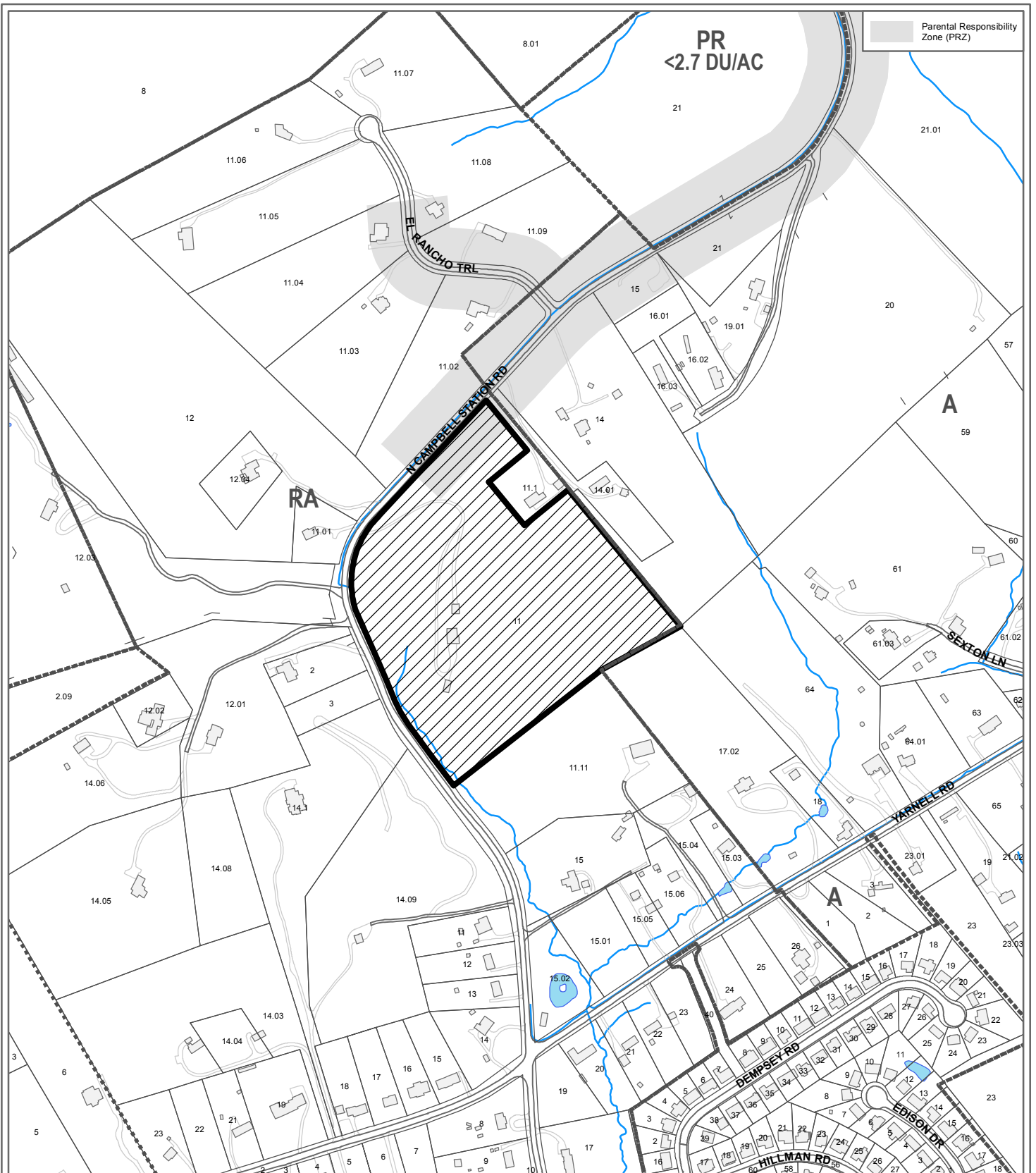
From: AG (Agricultural)
 To: LDR (Low Density Residential)

Original Print Date: 4/18/2017 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Marsh-Don, LLC

Map No: 117
 Jurisdiction: County





**5-B-17-RZ
REZONING**

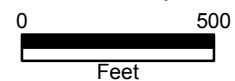
From: RA (Low Density Residential)
To: PR (Planned Residential)



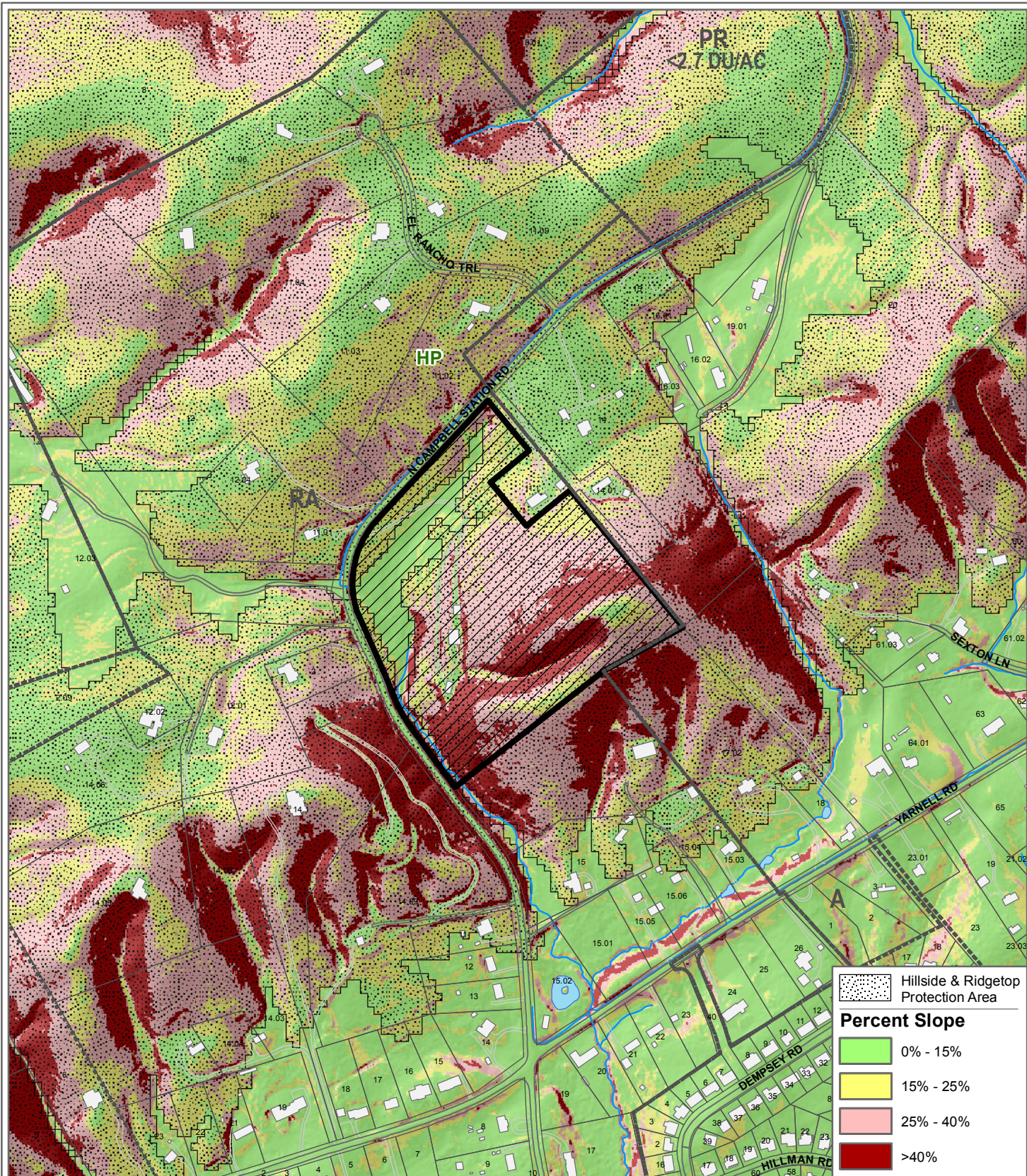
Petitioner: Marsh-Don, LLC

Map No: 117

Jurisdiction: County



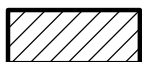
Original Print Date: 4/17/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**5-B-17-RZ
REZONING - SLOPE ANALYSIS**

From: RA (Low Density Residential)

To: PR (Planned Residential)

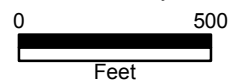


Original Print Date: 5/2/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Marsh-Don, LLC

Map No: 117

Jurisdiction: County



5-B-17-RZ Slope Analysis

			Acreage
Non-Hillside Portions			2.98
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	2187	1.26
2	15%-25%	7300	4.19
3	25%-40%	12946	7.43
4	>40%	7675	4.40
			17.28
Ridgetop Area			0
Site Total			20.26

**MPC STAFF - SLOPE / DENSITY ANALYSIS
5-B-17-RZ - Marsh-Don, LLC - RA to PR**

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	2.98	5.00	14.9
0-15% Slope	1.26	5.00	6.3
15-25% Slope	4.19	2.00	8.4
25-40% Slope	7.43	0.50	3.7
Greater than 40% Slope	4.4	0.20	0.9
Ridgetops	0	5.00	0.0
Subtotal: Sloped Land	17.28		19.3
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	20.26	1.69	34.2
Proposed Density (Applicant)	5	5.00	70.0

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines
As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

<i>Percent of Slope</i>	<i>Recommended Maximum Density Factor*</i>	<i>Recommended Maximum Land Disturbance Factor**</i>
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33

**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**, Certified Properties, 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 May 11, 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 #5-B-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



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Question for MPC - Campbell Station Road: 5-B-17-SP

1 message

Rusty Smith <rdsmith822@gmail.com>

Sat, Apr 22, 2017 at 11:31 AM

Reply-To: rdsmith822@gmail.com

To: commission@knoxmpc.org

Hello, I saw the public notice signage on Campbell station road regarding 5-B-17-SP. Can you point me toward more information about what is planned for this tract? I am interested in what is being planned. I see the designation is Low Density Residential on the MPC website.

in general, I am concerned about the large number of residential subdivisions being built in and around Hardin Valley Road. This appears to a housing demand response to the construction of a new school. I am concerned about the density of housing being planned and allowed in this area. This has traditionally been homes on large tracts of land and is moving quickly to the 3 or 4 houses per acre setting. My wife and I moved to this area because it was one of the few places to find residential homes and farms on larger tracts (1-5 acre). The low density designation seems reasonable but I want to be sure I understand the definition.

Thank you. I appreciate your help with obtaining the information and for the opportunity to share my opinions.
Rusty

Russell Smith
11223 Oak Hollow Road
Knoxville, TN 37932
[865-632-2436](tel:865-632-2436)

Sent from my iPad

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This message was directed to commission@knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: MARSH-DON, LLC

Date Filed: 3-23-17 Meeting Date: 5-11-17

Application Accepted by: [Signature]

Fee Amount: _____ File Number: Rezoning 5-B-17-RZ

Fee Amount: _____ File Number: Plan Amendment 5-B-17-SP



PROPERTY INFORMATION

Address: 1808 N CAMPBELL STATION RD
General Location: EAST SIDE OF N CAMPBELL STATION RD
SOUTH OF EL RANCHO TRAIL

Parcel ID Number(s): CLT 117 Parcel 011

Tract Size: 20.0 Acres

Existing Land Use: Residential

Planning Sector: Northwest County

Growth Policy Plan: Rural Area

Census Tract: 59.05

Traffic Zone: 237

Jurisdiction: City Council _____ District
 County Commission 6th District

Requested Change

REZONING

FROM: RA

TO: PR

PLAN AMENDMENT

One Year Plan Northwest Sector Plan
county

FROM: AG

TO: LDR

PROPOSED USE OF PROPERTY

Residential Subdivision

Density Proposed < 2 Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: BRUCE MATZEL

Company: MARSH-DON, LLC

Address: 1808 N CAMPBELL STATION RD

City: KNOXVILLE State: TN Zip: 37932

Telephone: (732) 616-3386

Fax: (865) 966-7979

E-mail: gmatzel@aol.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: [Signature]

PLEASE PRINT

Name: Bruce Matzel

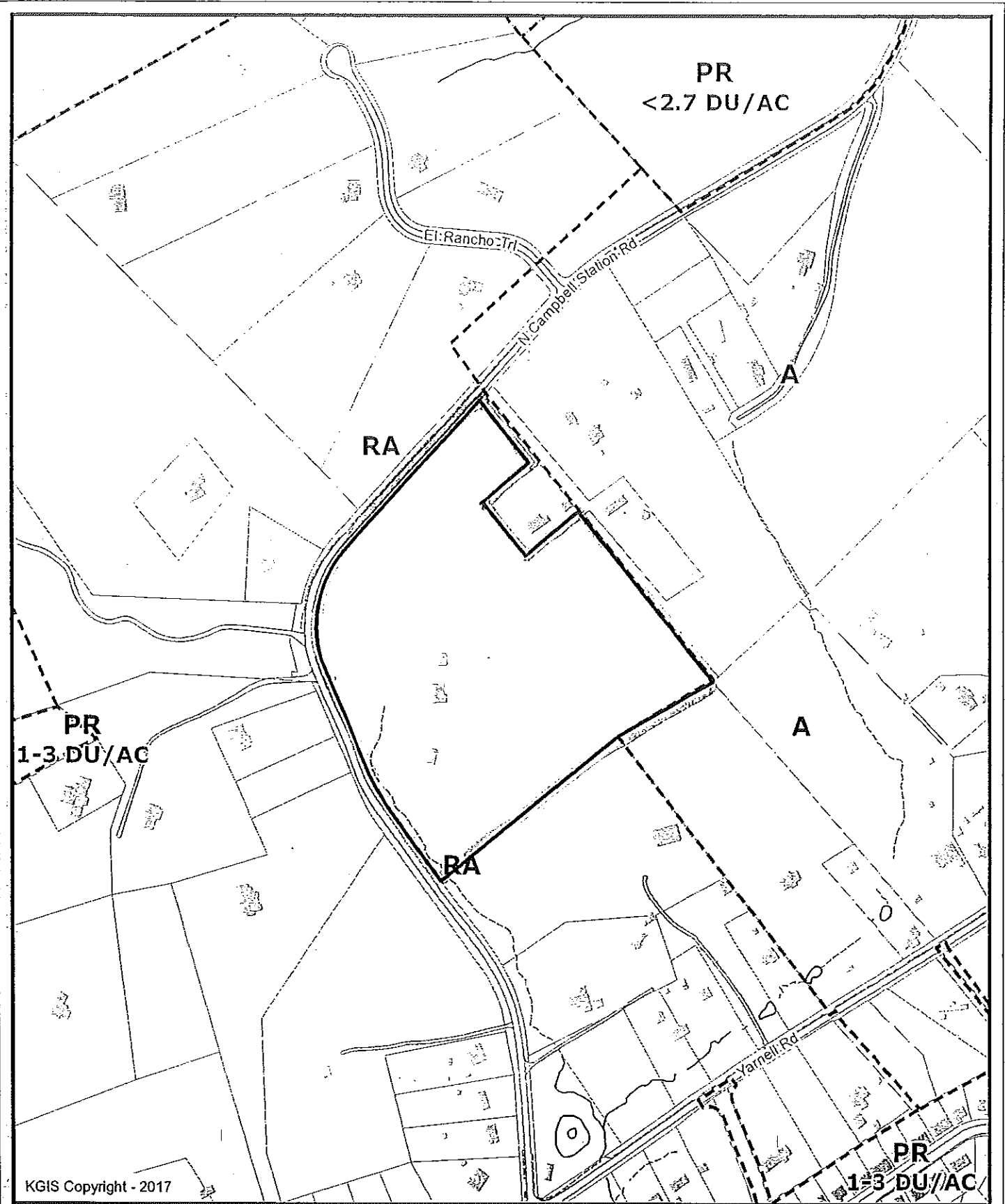
Company: MARSH-DON, LLC

Address: SAME AS ABOVE

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____



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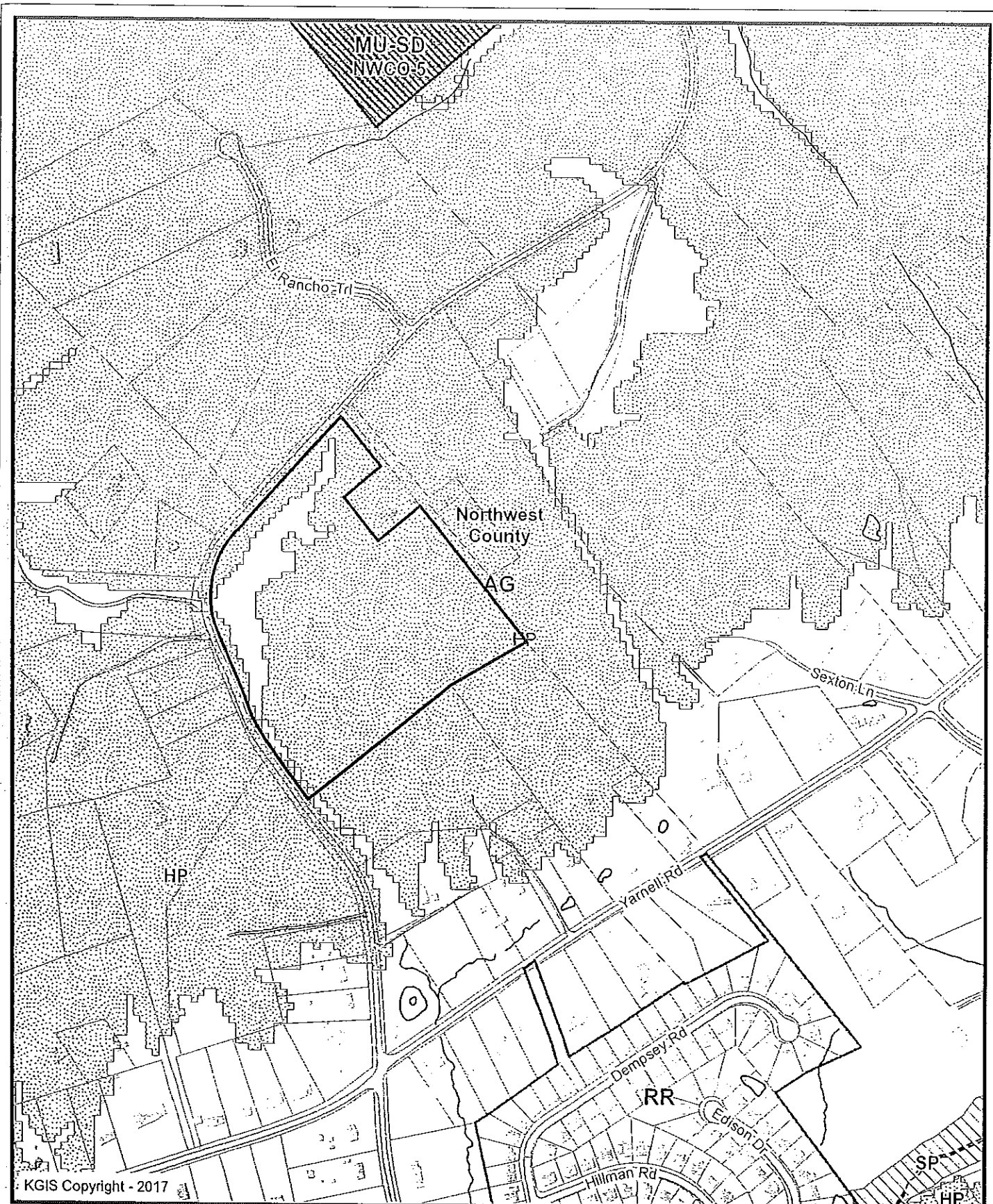
117 011
1808 Campbell Station Road

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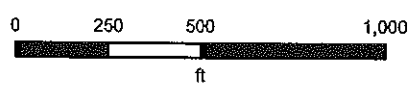
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