

▶ **FILE #:** 5-F-17-RZ

AGENDA ITEM #: 44

AGENDA DATE: 5/11/2017

▶ **APPLICANT:** DARREN F. GREEN

OWNER(S): Darren F. Green

TAX ID NUMBER: 47 183

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 623 E Beaver Creek Dr

▶ **LOCATION:** Northwest side E. Beaver Creek Dr., southwest of Rhyne Ln.

▶ **APPX. SIZE OF TRACT:** 7 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Beaver Creek Dr., a major collector street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

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

▶ **PROPOSED USE:** Residential subdivision

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / CA (General Business)

South: E. Beaver Creek Dr., houses / RA (Low Density Residential)

East: Houses / RA (Low Density Residential)

West: Vacant land / CA (General Business)

NEIGHBORHOOD CONTEXT: This area is developed primarily with low and medium density residential uses under RA, RB and PR zoning. There is a large tract of CA-zoned property to the north that is currently undeveloped.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2 du/ac. (Applicant requested 4 du/ac)**

PR is an appropriate zone for residential development of this site and is consistent with the sector plan proposal for the property. Staff recommends a reduced density of up to 2 du/ac, rather than the requested 4 du/ac, for better compatibility with surrounding development. This recommendation allows the applicant reasonable use of the property for up to 14 units, while maintaining better compatibility with adjacent uses.

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. PR is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.
2. PR zoning at either the proposed or recommended density is consistent with the sector plan proposal for the site.
3. Limiting the density to 2 du/ac is recommended for better compatibility with surrounding land uses and zoning, specifically the RA zoned detached lots directly south between the subject property and E. Beaver Creek Dr . The subject property essentially surrounds these established residences in the RA zone. The adjacent RA zoning allows minimum lot sizes of 10,000 square feet with sewer which yields a density of between 3 and 4 du/ac. The actual developed density in the adjacent areato the south is significantly less than even the recommended 2 du/ac, but the property is located along a major collector street and does not require access to any local residential streets, so the recommended density is appropriate. There are 10 dwelling units on 8 acres to the south, which is a density of 1.25 du/ac.

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 proposed development of this site.

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. PR zoning at the recommended density will allow reasonable use of the property for residential development, while maintaining compatibility with surrounding development and zoning. The requested density of 4 du/ac would not be compatible with the adjacent development to the south.
2. The recommended PR zoning at a density of up to 2 du/ac would allow for a maximum of 14 dwelling units to be proposed for the site. That number of detached units would add approximately 170 vehicle trips per day to the street system and would add approximately 7 children under the age of 18 to the school system. The requested density of 4 du/ac would allow for a maximum of 28 dwelling units to be proposed for the site. That number of detached units would add approximately 321 vehicle trips per day to the street system and would add approximately 14 children under the age of 18 to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. 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 North County Sector Plan designates this site for low density residential uses, consistent with PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
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 concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern 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: 321 (average daily vehicle trips)

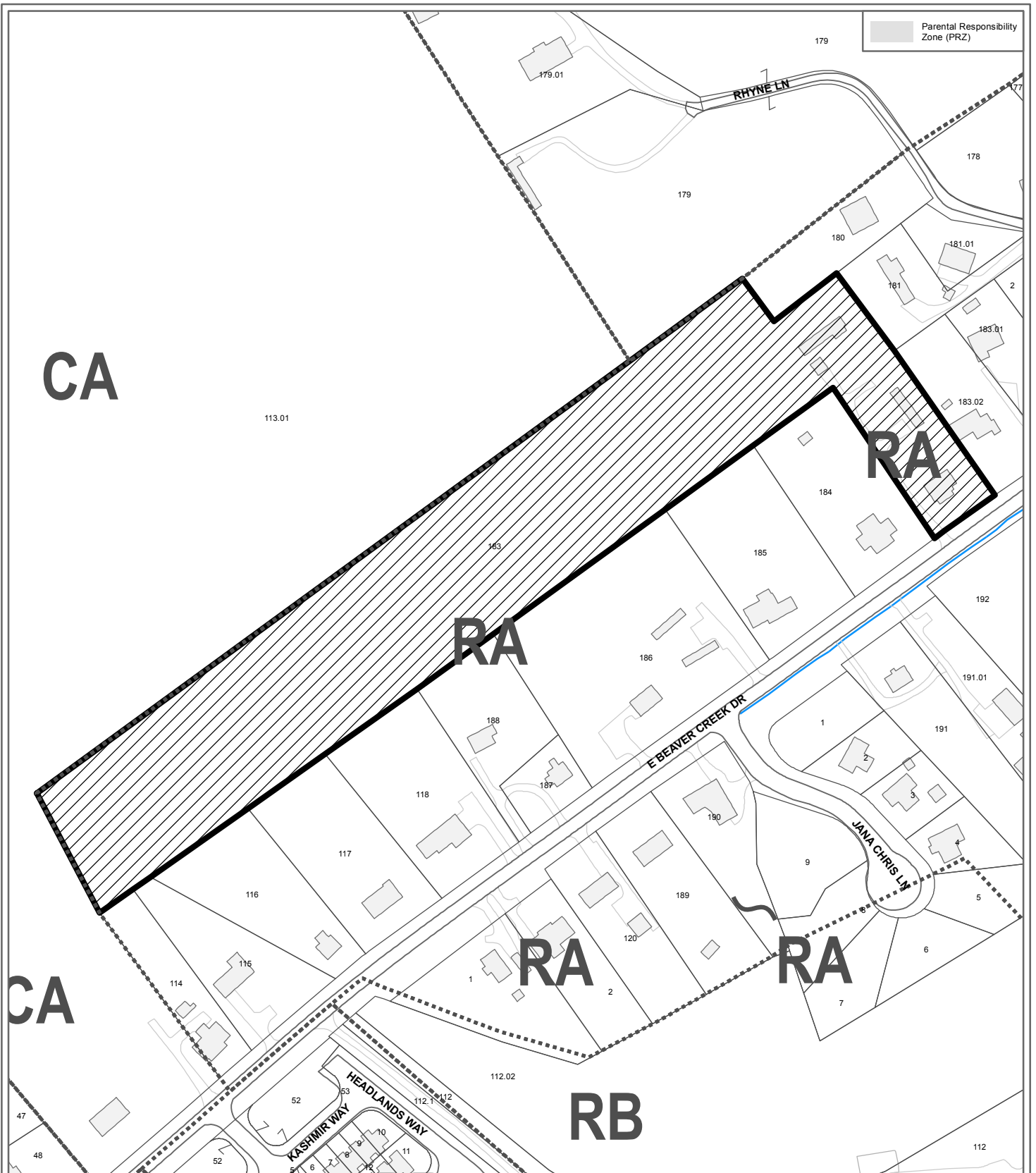
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 14 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Central 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 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.



**5-F-17-RZ
REZONING**

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



Petitioner: Green, Darren F.

Map No: 47
Jurisdiction: County



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

REZONING PLAN AMENDMENT

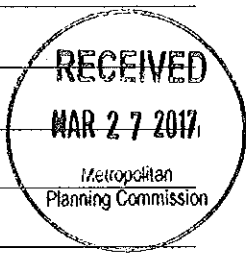
Name of Applicant: DARREN F. GREEN

Date Filed: 3/27/2017 Meeting Date: 5/11/2017

Application Accepted by: M Payne

Fee Amount: \$950.00 File Number: Rezoning 5-0-17-0R2

Fee Amount: X File Number: Plan Amendment X



PROPERTY INFORMATION

Address: 623 E BEAVER CREEK DRIVE

General Location: NORTH SIDE OF BEAVER CREEK DRIVE
WEST OF RHYNE LANE - EAST OF HANNAH BROOK ROAD

Parcel ID Number(s): CLT 047 Parcel 183

Tract Size: 7.0 Acres

Existing Land Use: Residential

Planning Sector: North County

Growth Policy Plan: Urban Planned

Census Tract: 62.07

Traffic Zone: 247

Jurisdiction: City Council _____ District
 County Commission 7th District

Requested Change

REZONING

FROM: RA

TO: PR

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Residential Subdivision

Density Proposed 1 - 9 Units/Acre

Previous Rezoning Requests: per [unclear] 3/31

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: DARREN F. GREEN

Company: _____

Address: 7200 THORNBROOK LANE

City: KNOXVILLE State: TN Zip: 37849

Telephone: (865) 740-6961

Fax: _____

E-mail: dfgreen1972@gmail.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: Darren F. Green

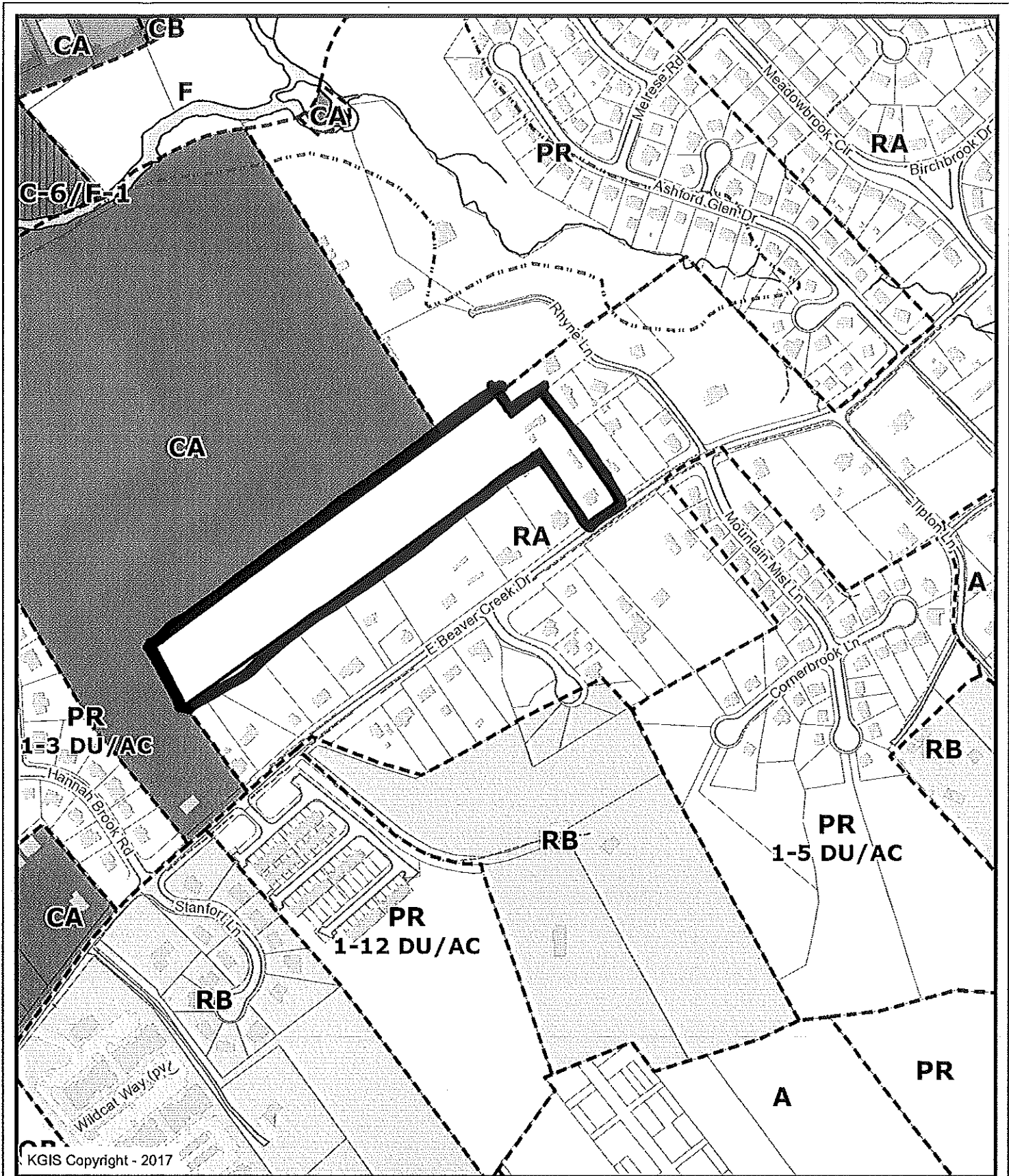
Company: _____

Address: SAME AS ABOVE

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

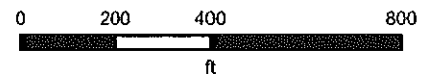


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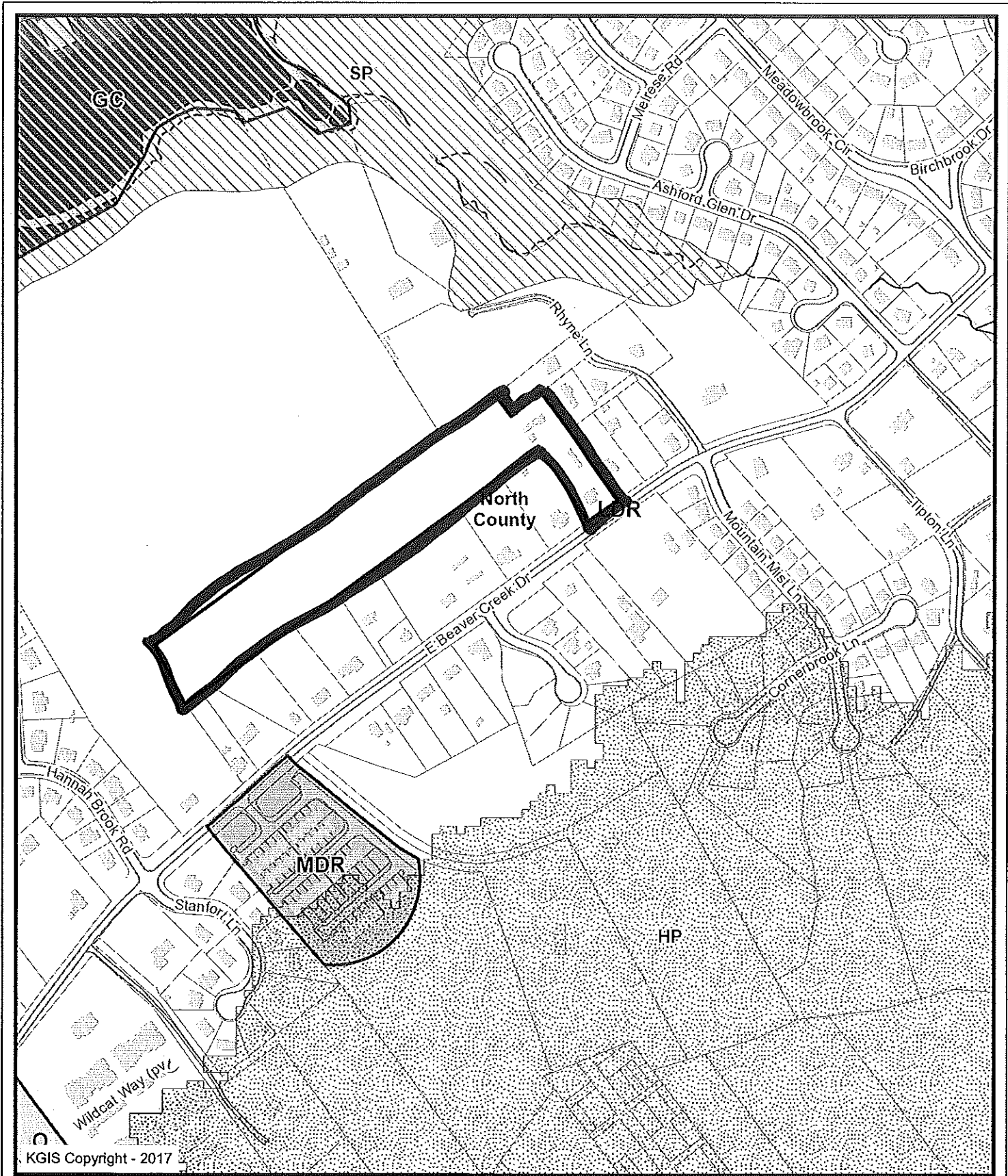
Letter Portrait

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