

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

▶ **FILE #:** 11-G-17-RZ

AGENDA ITEM #: 38

AGENDA DATE: 11/9/2017

▶ **APPLICANT:** KING PROPERTIES & DEVELOPMENT, LLC

OWNER(S): King Properties & Development, Inc.

TAX ID NUMBER: 89 218

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10620 Rather Rd

▶ **LOCATION:** South side Rather Rd., east of George Light Rd. and Pellissippi Pkwy.

▶ **APPX. SIZE OF TRACT:** 7.78 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Rather Rd., a local street with 15-16' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Vacant land, house, outbuilding

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rather Rd., residences and vacant land / PR (Planned Residential) / TO (Technology Overlay) at up to 5 du/ac and A (Agricultural) / TO

South: Beaver Creek and vacant land / BP (Business & Technology Park) / TO

East: House and vacant land / A (Agricultural)

West: House and vacant land / A (Agricultural) / TO

NEIGHBORHOOD CONTEXT: This area to the east of Pellissippi Parkway, that is accessed from George Light Rd. and Rather Rd. is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac (Applicant requested 4 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:

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 3 du/ac. The slope analysis, map and calculations are attached.
3. The adjacent PR development to the northwest is zoned PR at up to 5 du/ac, but is only developed at about 3.67 du/ac.
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 Rather Rd. frontage.
3. To the northwest is a developing subdivision at similar densities 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. Knox County's Greenway Coordinator has notified MPC staff that there is a proposed greenway along Beaver Creek within the southern portion of this site. The applicant will be expected to work with Knox County to provide a greenway easement within the development, if necessary.
6. The proposed PR zoning at a density of up to 4 du/ac would allow for a maximum of 31 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 353 vehicle trips per day to the street system and would add approximately 13 children under the age of 18 to the school system. The recommended PR zoning at a density of up to 3 du/ac would allow for a maximum of 23 dwelling units to be proposed for the site. That number of detached units would add approximately 268 vehicle trips per day to the street system and would add approximately 9 children under the age of 18 to the school system.

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 designates this site as part of a mixed use special district (MU-SD-NWCo-7). This district allows consideration of low density residential development for this property. An excerpt from the Northwest County Sector Plan explaining this mixed use special district is attached.
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: 353 (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: 13 (public school children, ages 5-18 years)

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

- 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 12/18/2017. 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.