

▶ **FILE #:** 11-D-17-RZ

AGENDA ITEM #: 35

AGENDA DATE: 11/9/2017

▶ **APPLICANT:** MJM DEVELOPMENT, INC.

OWNER(S): MJM Development, Inc.

TAX ID NUMBER: 55 042

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** Northwest terminus of Poplar Grove Ln., northwest of Boulder Point Ln. and Stanley Rd.

▶ **APPX. SIZE OF TRACT:** 20.5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is from Poplar Grove Ln., a local street in the adjacent Boulder Point subdivision with 25' 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:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the southeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mobile home park / RB (General Residential)

South: Houses and vacant land / A (Agricultural)

East: Boulder Point subdivision / PR (Planned Residential) at 3 du/ac

West: Anderson County

NEIGHBORHOOD CONTEXT: This area accessed from Stanley Rd. is developed with agricultural and rural to low density residential uses under A, RB 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 5 du/ac),**

PR zoning at the recommended density will allow reasonable development of the site, consistent with the sector plan and the adjacent subdivision from which it is accessed, 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 (Boulder Point) to the southeast is zoned PR at up to 3 du/ac. The recommended PR at up to 3 du/ac is a logical extension of the Boulder Point subdivision, from which the subject property will be accessed.
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.
3. To the southeast is a developing subdivision at the same density that is recommended. The proposed density of 5 du/ac is out of character with the adjacent subdivision and would allow higher density development to be accessed through a lower density area.
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 4 du/ac would allow for a maximum of 100 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 1037 vehicle trips per day to the street system and would add approximately 41 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 60 dwelling units to be proposed for the site. That number of detached units would add approximately 648 vehicle trips per day to the street system and would add approximately 25 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 for low density residential (LDR) uses and hillside protection, consistent with the recommended PR zoning and density. The requested density of 5 du/ac is allowable within the LDR designation but exceeds the residential density that should be permitted with application of the residential density guidelines from the HRPP.
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: 1037 (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: 41 (public school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell 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.



**11-D-17-RZ
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



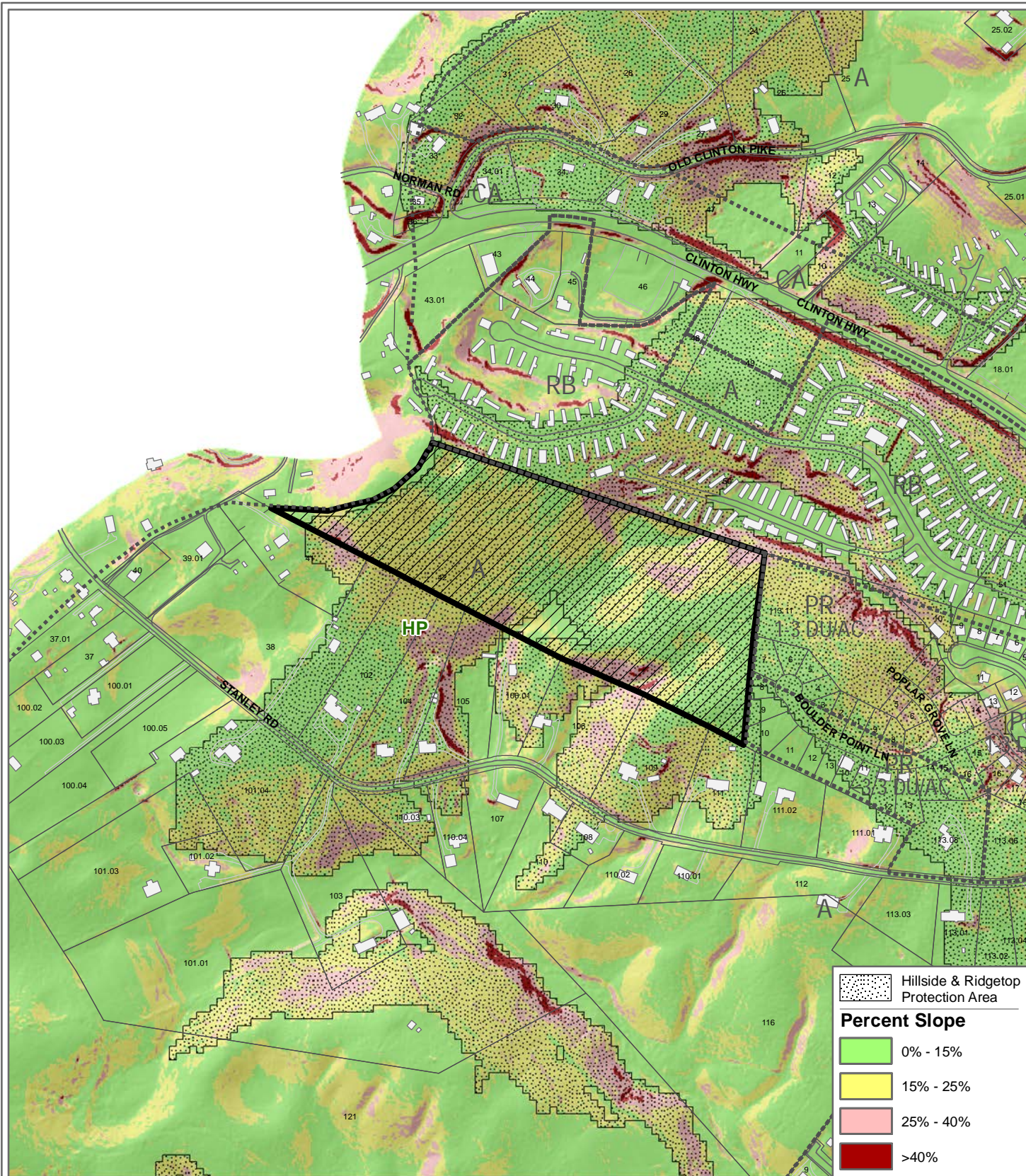
Petitioner: MJM Development, Inc.

Map No: 55

Jurisdiction: County

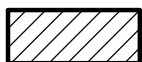


Original Print Date: 10/17/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**11-D-17-RZ
REZONING - SLOPE ANALYSIS**

From: A (Agricultural)
To: PR (Planned Residential)



Original Print Date: 10/10/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: MJM Development, Inc.

Map No: 55
Jurisdiction: County



11-D-17-RZ Slope Analysis

| | | | Acreage |
|--|----------------------|--------------|----------------|
| Non-Hillside Portions | | | 0.99 |
| Hillside and Ridgetop Protection Area | | | |
| Value | Percent Slope | Count | Acres |
| 1 | 0%-15% | 13526 | 7.76 |
| 2 | 15%-25% | 16540 | 9.49 |
| 3 | 25%-40% | 3140 | 1.80 |
| 4 | >40% | 113 | 0.06 |
| | | | 19.12 |
| Ridgetop Area | | | 0 |
| Site Total | | | 20.11 |

MPC STAFF - SLOPE / DENSITY ANALYSIS
11-D-17-RZ - MJM Development, Inc. - A to PR

| CATEGORY | ACRES | RECOMMENDED DENSITY (Dwelling Units / Acre) | NUMBER OF UNITS |
|---|-------------|---|-----------------|
| Non-Hillside | 0.99 | 5.00 | 5.0 |
| 0-15% Slope | 7.76 | 5.00 | 38.8 |
| 15-25% Slope | 9.49 | 2.00 | 19.0 |
| 25-40% Slope | 1.8 | 0.50 | 0.9 |
| Greater than 40% Slope | 0.06 | 0.20 | 0.0 |
| Ridgetops | 0 | 5.00 | 0.0 |
| Subtotal: Sloped Land | 19.11 | | 58.7 |
| Maximum Density Guideline (Hillside & Ridgetop Protection Plan) | 20.1 | 3.17 | 63.6 |
| Proposed Density (Applicant) | 20.1 | 5.00 | 100.0 |

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.

REZONING **PLAN AMENDMENT**

Name of Applicant: MJM Development, Inc

Date Filed: 9/25/17 Meeting Date: 11/9/17

Application Accepted by: _____

Fee Amount: \$1625⁰⁰ File Number: Rezoning 11-D-17-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 0. Stanley Road

General Location: NE terminus (proposed)

Poplar Grove Lane, N/S of Boulder Point

Land N/S Stanley R

Tract Size: 20.50 acres

Tax Identification Number: Map 55

Parcel 42

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan: Planned Growth

Census Tract: 60.03

Traffic Zone: 209

Jurisdiction: City Council _____ District

County Commission 6TH District

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 names are included on the back of this form.

Signature: David Harbin

Date: 7/31/17

PLEASE PRINT

Name: David Harbin

Company: Burton James Norvell & Poe

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

Requested Change

REZONING

FROM: Agriculture

TO: Planned Residential

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

single-family detached
subdivision

Density Proposed 5 Units/Acre

Previous Rezoning Requests: none known

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be directed to:

PLEASE PRINT

Name: David Harbin

Company: Burton James Norvell & Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

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