

▶ **FILE #:** 11-E-17-RZ

**AGENDA ITEM #:** 36

**AGENDA DATE:** 11/9/2017

▶ **APPLICANT:** PRIMOS LAND CO., LLC

OWNER(S): Josh Sanderson

TAX ID NUMBER: 91 PTS. OF 02606 & 02602 PORTIONS ZONED RA ONLY [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7521 Oak Ridge Hwy

▶ **LOCATION:** Southeast side Oak Ridge Hwy., west of Beaver Ridge Rd.

▶ **APPX. SIZE OF TRACT:** 11 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with 23' of pavement width with 100' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No, but subject property is already zoned RA (Low Density Residential)

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial / CA (General Business) and PC (Planned Commercial)

South: Vacant land, ridgeline / A (Agricultural)

East: House, outbuildings and vacant land / A (Agricultural)

West: House and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is zoned CA in the front along Oak Ridge Hwy., similar to the zoning pattern on most of the properties fronting the highway. Commercial zoning in the area includes CA and PC. The residential development in the rear is zoned A, RA and PR.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 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 is appropriate for development at the maximum density allowed under the LDR sector plan designation. The site is already zoned RA, which allows a density of about 4 du/ac.

**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 is accessed from Oak Ridge Hwy., a major arterial street, and is in the vicinity of other residential developments that are zoned PR and RA at comparable densities.
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 maximum permissible density in the LDR category. The site does not have significant slope or other environmental constraints, and has access to a major collector street.
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 5 du/ac on the 11 acres calculated, up to 55 dwelling units could be proposed for the site. If developed with the detached residential units, as proposed, this would add approximately 598 trips to the street system and about 23 children to the school system. If more than 750 trips are generated, a traffic impact study will be required to be submitted along with development plans.
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 55 dwelling units for MPC's consideration. MPC staff would expect the development plan to show vehicular and/or pedestrian connections to the adjacent park to the east. Also, staff will expect a recreational amenity package to be included as part of the subdivision plans, as required by the requested PR zoning regulations.
5. Public water and sanitary sewer utilities are available 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 Northwest County Sector Plan proposes low density residential uses for this property, consistent with the requested 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. 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: 598 (average daily vehicle trips)

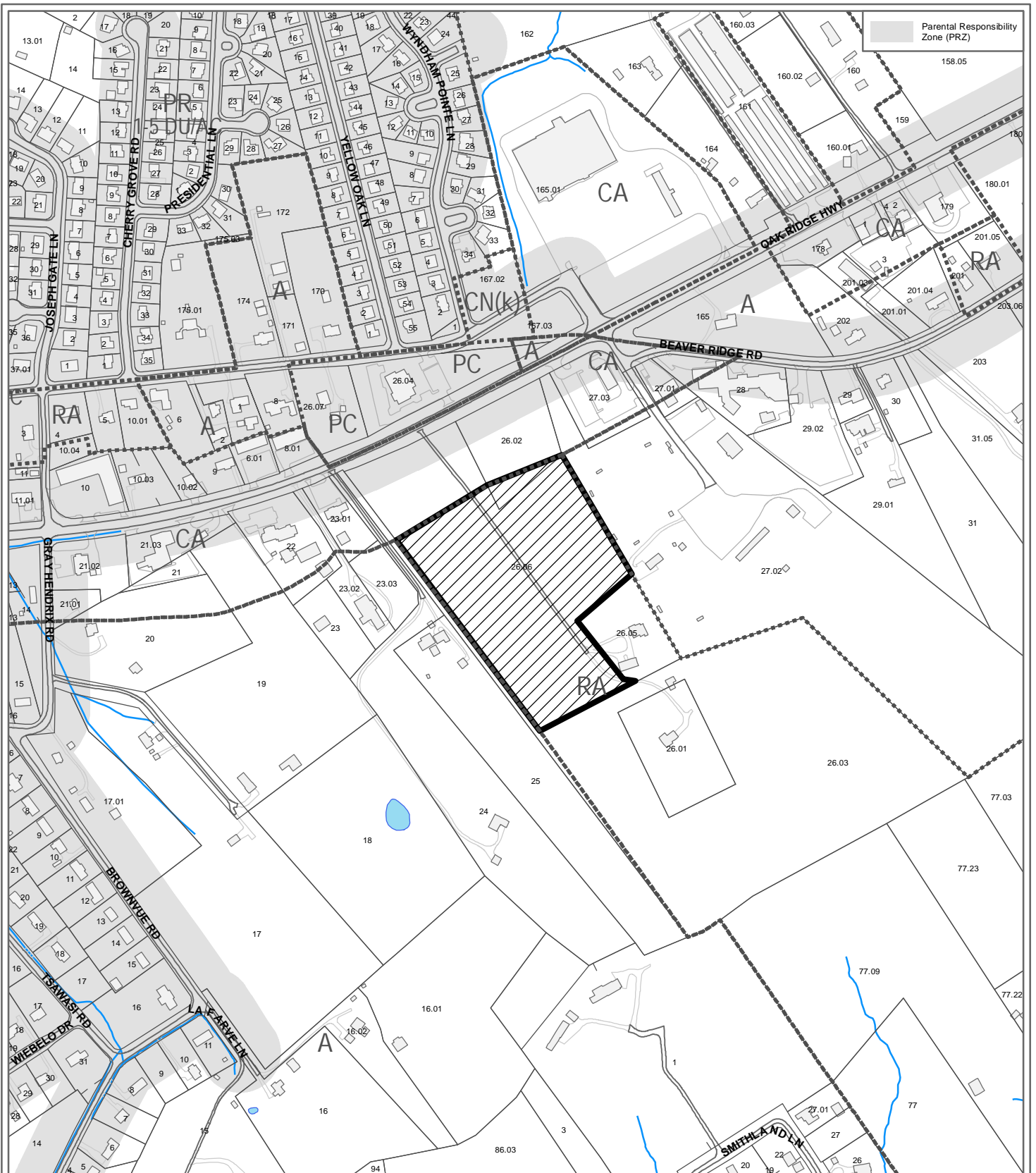
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 23 (public school children, ages 5-18 years)

Schools affected by this proposal: Karns 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.



**11-E-17-RZ  
REZONING**

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



Petitioner: Primos Land Co., LLC

Map No: 91  
Jurisdiction: County



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

REZONING  PLAN AMENDMENT

Name of Applicant: Primos Land Co., LLC

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

Application Accepted by: Sherry Michienzi

Fee Amount: \$ 1150<sup>00</sup> File Number: Rezoning 11-E-17-RZ

Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**

Address: 7521 & 7515 Oak Ridge Hwy

General Location: Oak Ridge Hwy

5/5 Oak Ridge Hwy  
Public Library

Tract Size: 11.00 AC.

Tax Identification Number: 091026.08

Existing Land Use: open space

Planning Sector: \_\_\_\_\_

Growth Policy Plan: \_\_\_\_\_

Census Tract: \_\_\_\_\_

Traffic Zone: \_\_\_\_\_

Jurisdiction:  City Council \_\_\_\_\_ District

County Commission \_\_\_\_\_ District

**Requested Change**

**REZONING**

FROM: RA

TO: PR (5 units/Acre)

**PLAN AMENDMENT**

One Year Plan  \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**

Single Family Residential

Density Proposed 5 Units/Acre

Previous Rezoning Requests: RA

**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: [Signature]

Date: 9-25-17

PLEASE PRINT

Name: Josh Sanderson

Company: Primos Land Co. LLC

Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: josh@rbsco.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be directed to:

PLEASE PRINT

Name: WANIS A. Rghebi

Company: SEC, LLC

Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756 388-9162

Fax: 865-693-9699

E-mail: wrghebi@sengconsultants.com

