

▶ **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 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)

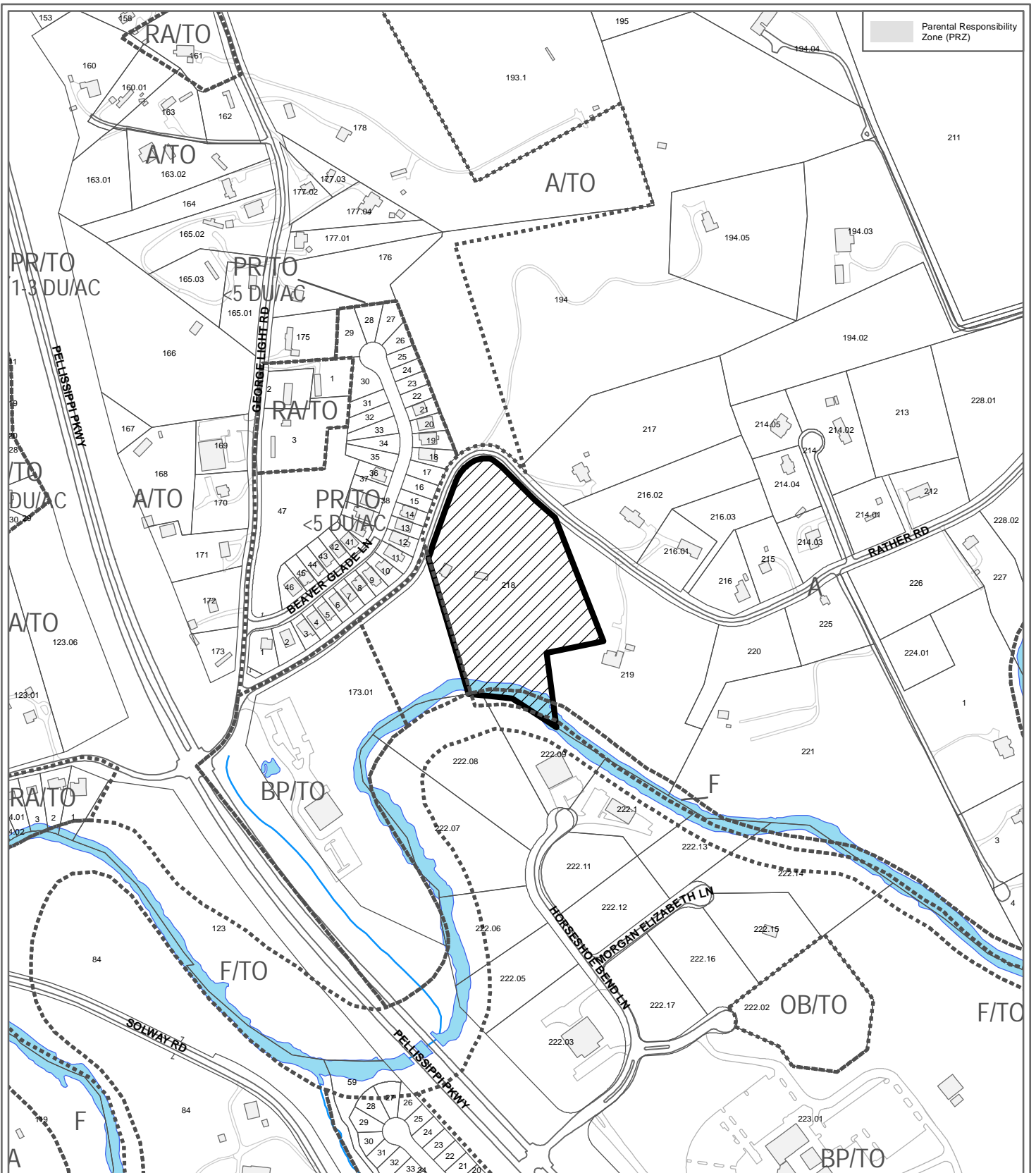
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**11-G-17-RZ
REZONING**

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

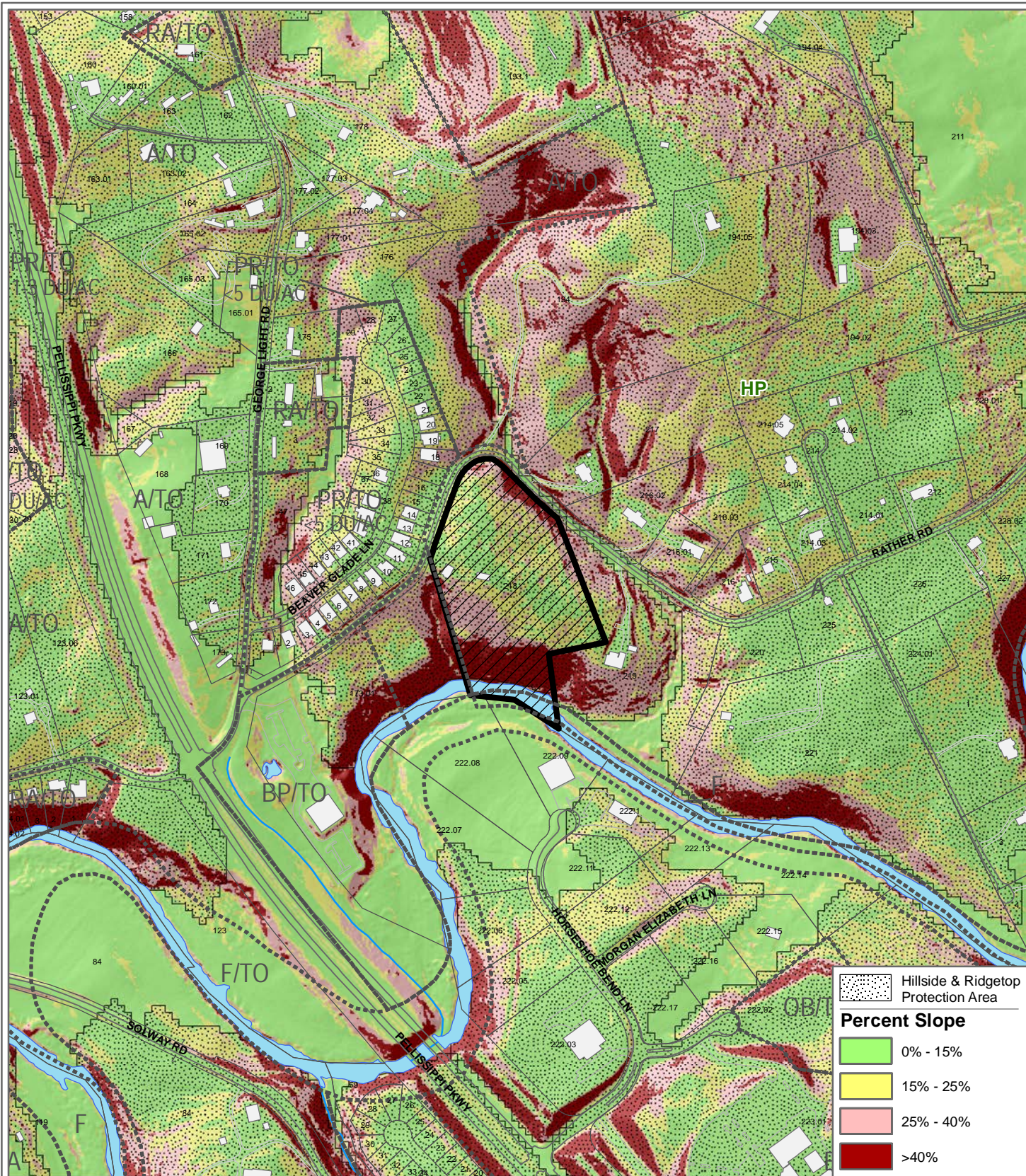


Petitioner: King Properties & Development, LLC

Map No: 89
Jurisdiction: County

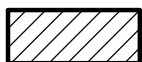
Original Print Date: 10/17/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**11-G-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: King Properties & Development, LLC

Map No: 89
Jurisdiction: County



11-G-17-RZ Slope Analysis

			Acreage
Non-Hillside Portions			0.1
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	3695	2.12
2	15%-25%	4645	2.67
3	25%-40%	2952	1.69
4	>40%	2619	1.50
			7.98
Ridgetop Area			0
Site Total			8.08

MPC STAFF - SLOPE / DENSITY ANALYSIS

11-G-17-RZ - King Properties & Development, LLC - 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	4.00	80.0

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

Mixed Use Special District NWCO-7

PELLISSIPPI PARKWAY/OAK RIDGE HIGHWAY

This district is bounded by Pellissippi Parkway (SR 162) to the west, Oak Ridge Highway to the north and Beaver Creek to the south. The abandoned SR-475 route bisected the southeastern portion of this district. Currently, this area is largely comprised of agricultural and single family residential uses, however, this district will have significant potential for higher intensity development for economic development if adequate infrastructure is provided. The area is characterized by greatly varying topography; the steeper slopes and a former demolition debris landfill are constraints to a portion of its development.

Recommended Uses

A mix of uses is proposed for this site, including office, commercial, technology based and light industrial uses. Consideration of a community park and/or other open space uses should also be considered for the former landfill portion of the site as depicted on the Park, Recreation and Greenways Plan. Development constraints, such as steep slopes and floodplains should be considered as new development is proposed.

The flatter eastern portion of the district adjacent to Oak Ridge Highway, the railroad and the north side of Rather Road:

- Office (O)
- Technology Park (TP)
- Light Industrial (LI)

The central, steep sloped portion of the district and the area south of Rather Road and north of Beaver Creek:

- Office (O) with a recommendation for all new development to go through a Use on Review process due to the steep topography of the site
- Low Density Residential (LDR)

George Light Road adjacent areas:

- Office (O)
- Medium Density Residential/Office (MDR/O)

Site Design Guidelines

- Recommendations for building height, clearing, grading, density, revegetation and other principles of the Hillside and Ridgetop Protection Plan should be followed.

- The vegetated steep slopes and floodplains adjacent to Beaver Creek should be conserved with any new development in this district.
- Reference the Tennessee Technology Corridor Development Authority Design Guidelines for all development within the district (inside the boundaries of the Tennessee Technology Corridor), excluding only low density residential and agricultural uses.
- No direct vehicular access to the Pellissippi Parkway (SR 162) should be allowed.
- All components of future development should have interparcel access, with more than one means to reach adjoining streets.
- Street trees should be planted within medians, sidewalk planting strips and wells.

Transportation Improvements

- Continuity, circulation, connectivity in streets, sidewalks and pathways, as well as parking and road access should follow the *Tennessee Technology Corridor Development Authority Design Guidelines*.
- No direct vehicular access to the Pellissippi Parkway (SR 162) should be allowed.
- All components of future development should have interparcel access, with more than one means to reach adjoining streets.
- Sidewalks and pathway connections to the proposed Knox to Oak Ridge Greenway on the west side of the Pellissippi Parkway from this district should be sought.

Community Facilities

- The Three R's Community Park is recommended in the Knoxville-Knox County Park, Recreation and Greenways Plan for this district, particularly at the former demolition debris landfill site with proper remediation for the safety of park users.
- Sidewalks and pathway connections to the proposed Knox to Oak Ridge Greenway on the west side of the Pellissippi Parkway from this district should be sought.
- A greenway along Beaver Creek is also recommended in the *Knoxville-Knox County Park, Recreation and Greenways Plan*.



+20%

KNOXVILLE-KNOX COUNTY
M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: KING PROPERTIES & DEVELOPMENT, LLC
Date Filed: 9/26/2017 Meeting Date: 11/9/2017
Application Accepted by: Marc Payne
Fee Amount: \$1,186.80 File Number: Rezoning 11-G-17-RZ
Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION
Address: 10620 RATHER ROAD KNOXVILLE, TN
General Location: JUST OFF OF GEORGE LIGHT ROAD AND MISSISSIPPI
1/2 Rather Rd, due east of George Light Rd
Parcel ID Number(s): Map 089 Parcel 218
Tract Size: 7.78 ACRES
Existing Land Use: Agricultural - Residential
Planning Sector: NORTHWEST COUNTY
Growth Policy Plan: PLANNED GROWTH
Census Tract: 59.08
Traffic Zone:
Jurisdiction: City Council _____ District
 County Commission _____ District

Requested Change
REZONING
FROM: A
TO: PR < 4 DU/AC
PLAN AMENDMENT
 One Year Plan _____ Sector Plan
FROM:
TO:

PROPOSED USE OF PROPERTY
SINGLE FAMILY RESIDENTIAL SUBDIVISION
PROPOSED 26 LOTS
Density Proposed < 4 Units/Acre
Previous Rezoning Requests:

PROPERTY OWNER **OPTION HOLDER**
PLEASE PRINT
Name: JOHN KING
Company: KING PROPERTIES & DEVELOPMENT, LLC
Address: 531 CALLAHAN DR. SUITE 103
City: KNOXVILLE State: TN Zip: 37912
Telephone: (865) 539-5989
Fax: (865) 560-9402
E-mail: jking@kingrealestateservices.com

APPLICATION CORRESPONDENCE
All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: JOHN KING
Company: KING PROPERTIES & DEV. LLC
Address: 531 CALLAHAN DR. SUITE 103
City: KNOXVILLE State: TN Zip: 37912
Telephone: (865) 740-1181
Fax: (865) 560-9402
E-mail: jking@kingrealestateservices.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: JOHN KING
Company: KING PROPERTIES & DEVELOPMENT, LLC
Address: 531 CALLAHAN DR. SUITE 103
City: KNOXVILLE State: TN Zip: 37912
Telephone: (865) 740-1181
E-mail: jking@kingrealestateservices.com

