

▶ **FILE #:** 9-K-17-RZ (REVISED) **AGENDA ITEM #:** 40
 POSTPONEMENT(S): 9/14/2017 **AGENDA DATE:** 10/12/2017
 ▶ **APPLICANT:** IDEAL ENGINEERING
 OWNER(S): Steve Bethel

TAX ID NUMBER: 37 230,23001,23002 & 23003 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2127 E Emory Rd

▶ **LOCATION:** Northwest side E. Emory Rd., northeast of Fortner Ln.

▶ **APPX. SIZE OF TRACT:** 17 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with 4 lanes and a center turning lane within 90' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural) & RA (Low Density Residential)

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

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

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: E. Emory Rd., houses / A (Agricultural)

East: Houses / A (Agricultural)

West: Houses / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area 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 5 du/ac.**

The requested PR zoning and density are consistent with the current sector plan designation for the property and with the surrounding zoning pattern. The property has sole access to E. Emory Rd., a major arterial street, and is relatively flat, so it is appropriate for the maximum density of up to 5 du/ac permitted within the LDR designation.

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 zoning at the recommended density for the subject property will allow reasonable development of the site for attached or detached residential uses. Other development in the area is zoned PR and RA and developed with residential units.
2. The recommended zoning and density is consistent with the current sector plan proposal for the property.
3. The site is in the vicinity of other low density residential uses and zoning, consistent with the proposal.

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. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. Based on the reported 17-acre area of the site, the requested PR zoning at a density of up to 5 du/ac would allow for a maximum of 85 dwelling units to be proposed for the site. That number of attached units, would add approximately 893 vehicle trips per day to the street system and would add approximately 35 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. The approval of this request will allow the applicant to submit a development plan with up to 85 dwelling units for MPC's consideration.
5. 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.
6. Public water and sewer utilities are available to serve the site, and the recommended density is consistent with other zoning and density in the immediate area.
7. The site is located within the Parental Responsibility Zone for Brickey-McCloud Elementary School. Sidewalks will be required on at least one side of new subdivision roads to connect with existing sidewalks along E. Emory Rd.

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 proposes low density residential uses for the site, consistent with the recommended PR zoning at a density of 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. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 893 (average daily vehicle trips)

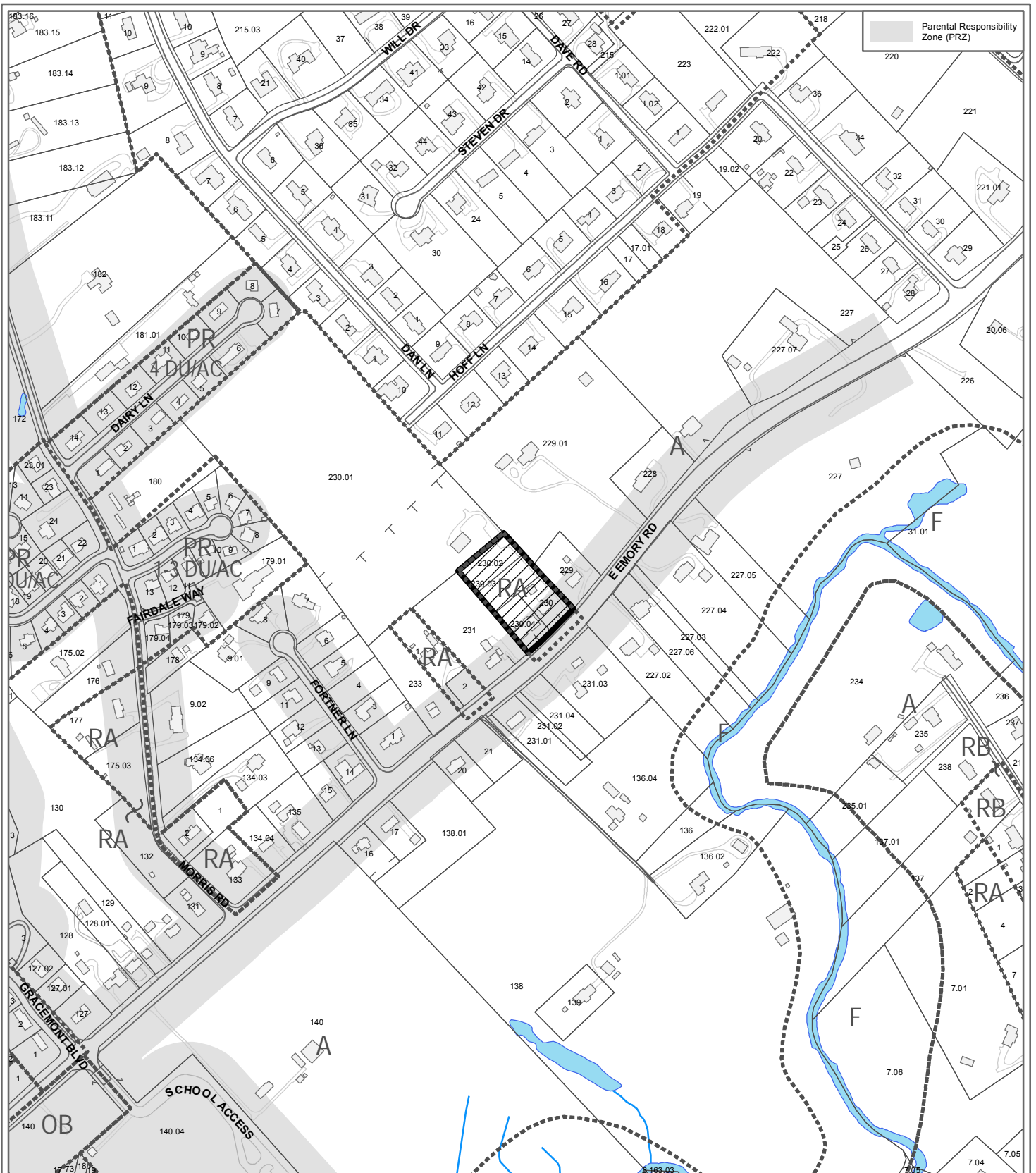
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 35 (public school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls 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 11/20/2017. 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.



**9-K-17-RZ
REZONING**

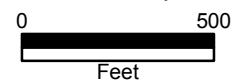
From: RA (Low Density Residential)
To: PR (Planned Residential)



Petitioner: Ideal Engineering

Map No: 37

Jurisdiction: County



Original Print Date: 8/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Ideal Engineering

Date Filed: 7/31/17 Meeting Date: Sept. 14, 2017

Application Accepted by: Brussean

Fee Amount: \$600 File Number: Rezoning 9-K-17-R

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 2127 E. Emory Rd.
General Location: NW side E. Emory Rd, NE of Fortner Ln.

Parcel ID Number(s): 037-230, 230.02, 230.03, 230.04

Tract Size: 2 acres

Existing Land Use: Dwellings + vac land

Planning Sector: North County

Growth Policy Plan: Planned Growth

Census Tract: 62.06

Traffic Zone: 193

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 Development

Density Proposed 5 Units/Acre

Previous Rezoning Requests: 7-D-15-RZ/7-B-15-SP
MDR + PR (12) Denied - MK

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT Name: Steve Bethel

Company: Vertex Development

Address: 226 Cashua Downs Ln

City: Knoxville State: TN Zip: 37934

Telephone: 865-384-8124

Fax: ✓

E-mail: sbethel.bethel@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: David Campbell

Company: Ideal Engineering

Address: 325 Wooded Lane

City: Knox State: TN Zip: 37922

Telephone: 605 755-2575

Fax: _____

E-mail: dcamp41@tds.net

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: Same as Above

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____