

▶ **FILE #:** 9-H-17-RZ

AGENDA ITEM #: 48

AGENDA DATE: 9/14/2017

▶ **APPLICANT:** TURNER HOMES, LLC

OWNER(S): Turner Homes, LLC

TAX ID NUMBER: 89 12301 & 12306

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3101 George Light Rd

▶ **LOCATION:** North side George Light Rd., west side Pellissippi Pkwy.

▶ **APPX. SIZE OF TRACT:** 14.3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Light Rd., a minor collector street with 17' 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) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** PR (Planned Residential) / TO (Technology Overlay)

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

▶ **PROPOSED USE:** Detached residential

DENSITY PROPOSED: 4 du/ac

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential subdivision - PR (Planned Residential) @ 1-3 du/ac / TO (Technology Overlay)

South: George Light Rd., residences - RA (Low Density Residential) / TO

East: Pellissippi Parkway right-of-way - A (Agricultural) / TO

West: Vacant land - A/TO and PR/TO

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning at a density of up to 4 du/ac, as requested.**

PR/TO 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.

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 proposed PR zoning and density are consistent with the sector plan proposal for the site and consistent with other zoning and development in the area.
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 requested density in the LDR category. A slope analysis was done on the site and the associated calculations revealed that the requested density is consistent with the residential density guidelines of the Hillside and Ridgetop Protection Plan. The slope map, analysis and calculations are attached.
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 4 du/ac on the 13.84 acres calculated, up to 55 dwelling units could be proposed for the site. If developed with the detached residential units, this would add approximately 598 trips to the street system and about 23 children to the school system.
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.
4. Sidewalks will be required on at least one side of each street within the development, and possibly along the George Light Rd. frontage. Also, the Knox County Parks Planning & Development Manager has requested that a 20' greenway easement be shown on the development plan for future location of a greenway (see attached email and map). Solway Park is located to the southwest of the site. A pedestrian connection from the development to the park will also be required.
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 sanitary sewer utilities are available in the area, but may need to be extended 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 4 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.
4. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning. This request is scheduled to be considered by TTCDA on Mon., September 11, 2017 (9-A-17-TOR).

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)

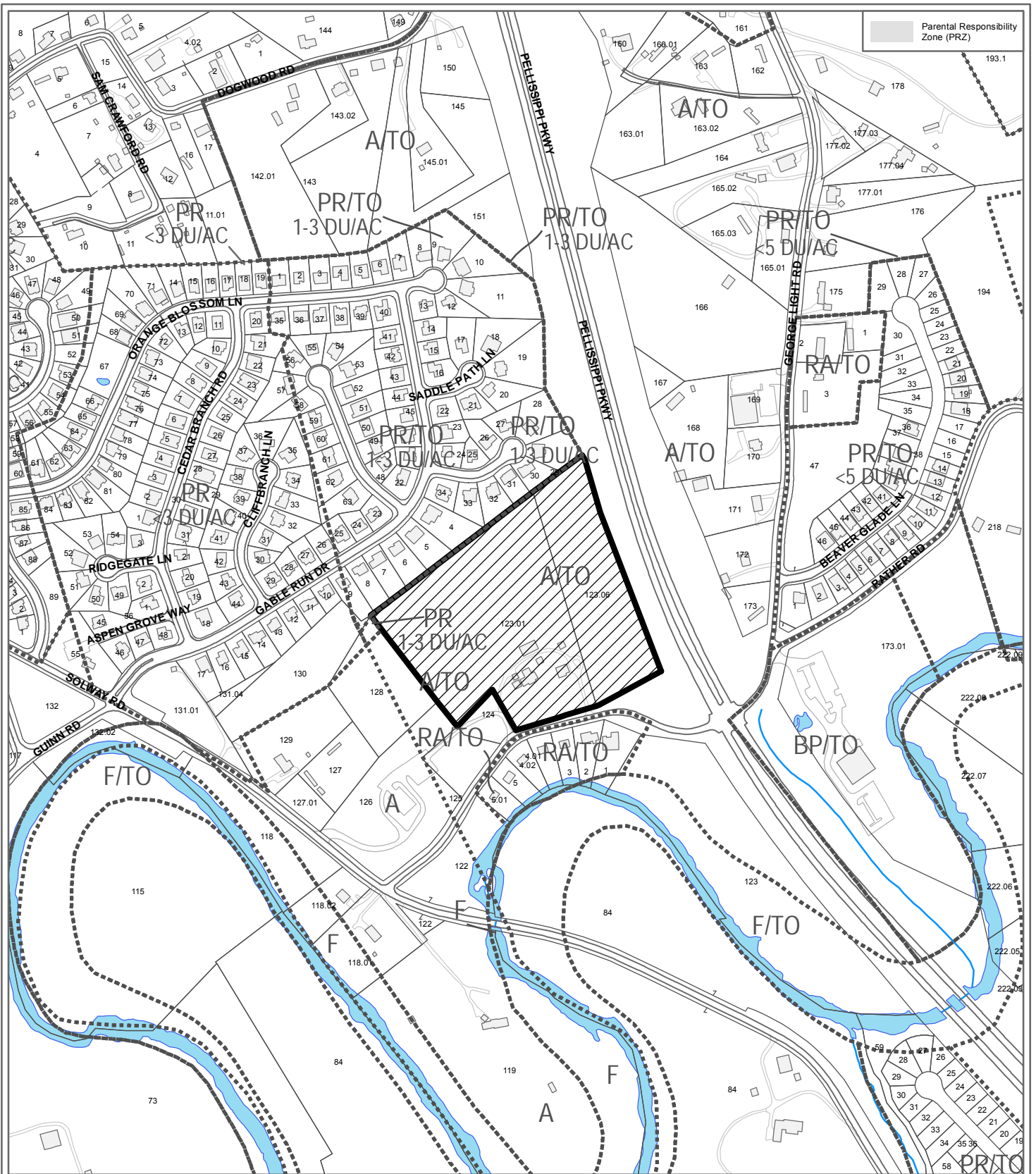
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

- 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 10/23/2017. 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-H-17-RZ
REZONING**

From: A (Agricultural) / TO (Technology Overlay)

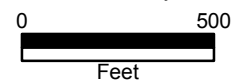
To: PR (Planned Residential) / TO (Technology Overlay)



Petitioner: Turner Homes, LLC

Map No: 89

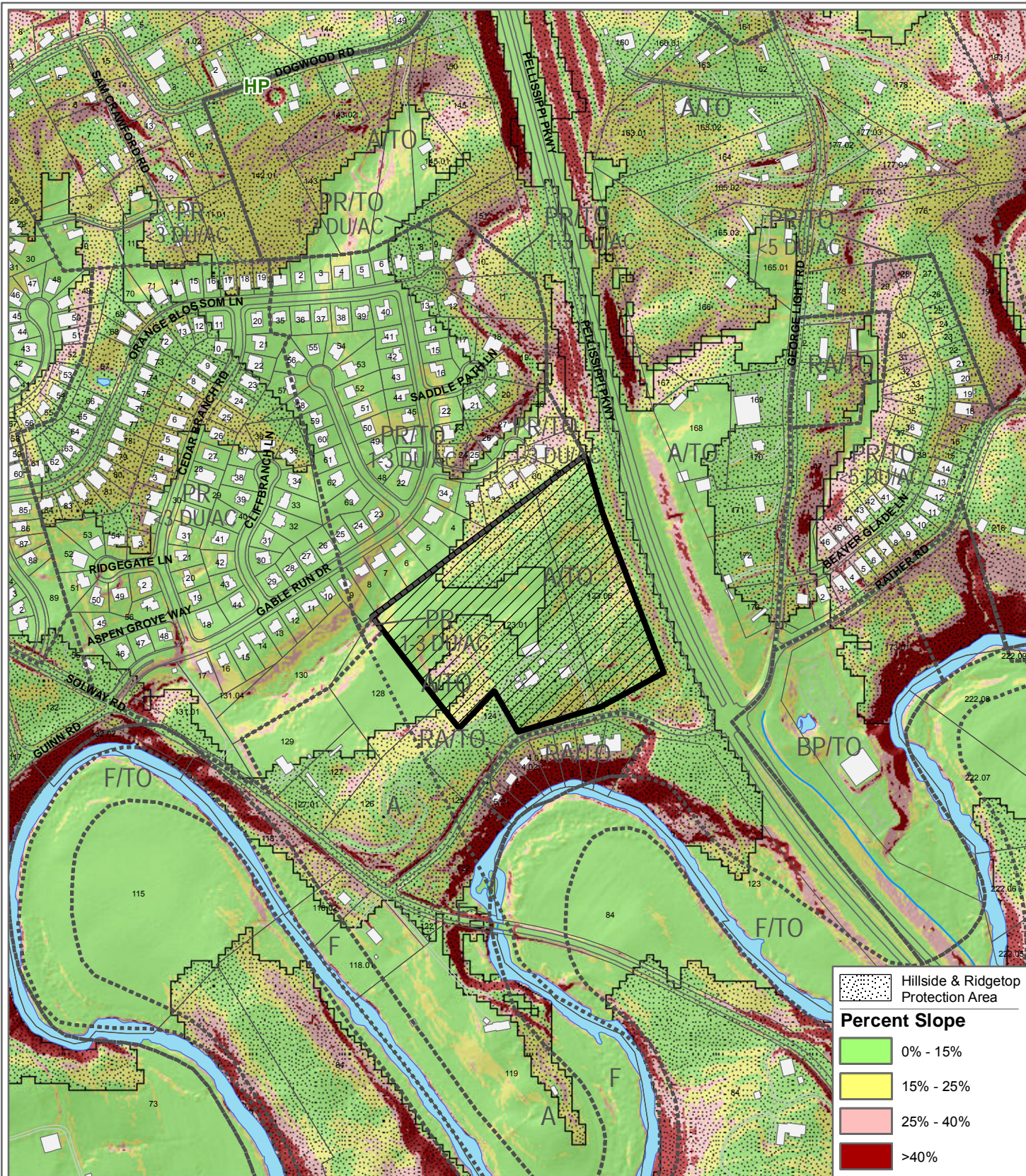
Jurisdiction: County



Original Print Date: 8/15/2017

Revised:

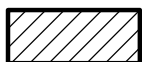
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



	Hillside & Ridgeway Protection Area
Percent Slope	
	0% - 15%
	15% - 25%
	25% - 40%
	>40%

**9-H-17-RZ
REZONING - SLOPE ANALYSIS**

From: A (Agricultural) / TO (Technology Overlay)
To: PR (Planned Residential) / TO (Technology Overlay)



Original Print Date: 8/17/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Turner Homes, LLC

Map No: 89
Jurisdiction: County



9-H-17-RZ Slope Analysis

			Acreage
Non-Hillside Portions			3.06
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	11989	6.88
2	15%-25%	6207	3.56
3	25%-40%	591	0.34
4	>40%	4	0.00
			10.78
Ridgetop Area			0
Site Total			13.84

MPC STAFF - SLOPE / DENSITY ANALYSIS
9-H-17-RZ - Turner Homes, LLC - A/TO to PR/TO

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	3.06	5.00	15.3
0-15% Slope	6.88	5.00	34.4
15-25% Slope	3.56	2.00	7.1
25-40% Slope	0.34	0.50	0.2
Greater than 40% Slope	0	0.20	0.0
Ridgetops	0	5.00	0.0
Subtotal: Sloped Land	10.78		41.7
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	13.84	4.12	57.0
Proposed Density (Applicant)	13.84	4.00	55.4

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

9-H-17-RZ

Michael Brusseau <mike.brusseau@knoxmpc.org>



Greenway Easement

1 message

Shauna Godlevsky <Shauna.Godlevsky@knoxcounty.org>
To: Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Aug 9, 2017 at 1:56 PM

Mike,

I am interested in a greenway easement for the property located at 3101 George Light Rd (9-H-17-RZ). I would have to see their plans before I could fully determine the location but I have attached what I have in mind. The easement I drew won't be fully accurate in dimension but it is a 20' offset from the property line. I also don't know if the George Light Rd would have to be widened in order to accommodate the new development and that would change where I want my easement. Let me know if you have questions or need further information.

Thanks!

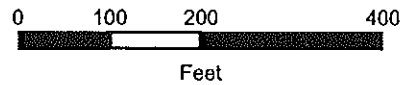
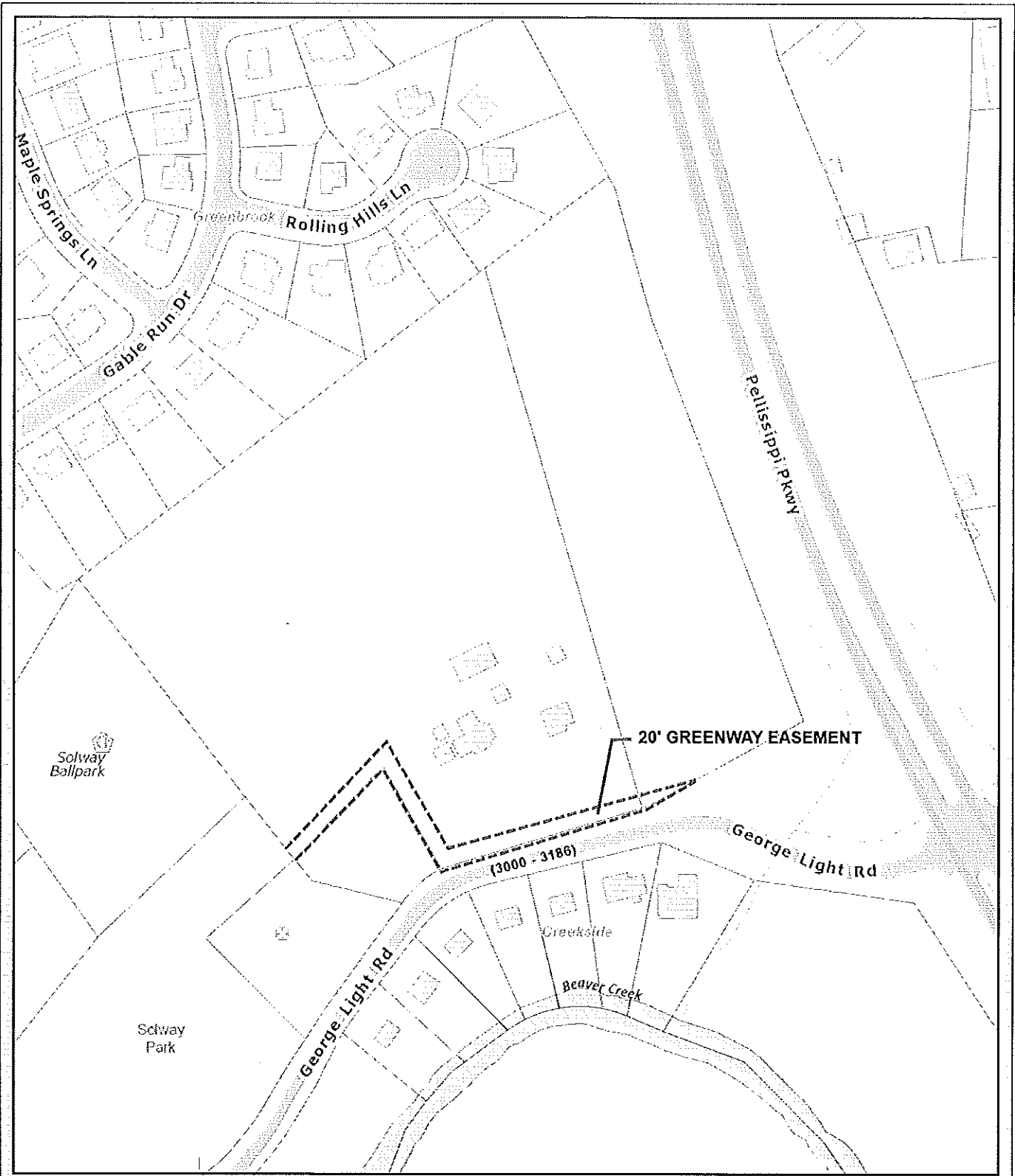
Shauna Godlevsky, PLA, ASLA, SITES AP

Parks Planning & Development Manager

Knox County

P: 865.215.6610

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679K



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SP-LDR

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400 Main Street
Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: Turner Homes, LLC
Date Filed: 7/31/17 Meeting Date: 9/14/17
Application Accepted by: Brusseau
Fee Amount: \$1936.00 File Number: Rezoning 9-H-17-RZ
Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 3101/2 George Light Rd
 General Location: W side Pellissippi Parkway, W side of George Light Rd
 Tract Size: 14.3 acres
 Tax Identification Number: 89 Parcels
123.01 & 123.06
 Existing Land Use: single-family house, vacant
 Planning Sector: Northwest County
 Growth Policy Plan: Planned Growth
 Census Tract: 59.07
 Traffic Zone: 226
 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 Harbom
 Date: 7/31/17

PLEASE PRINT
 Name: David Harbom
 Company: Bateson Homes Knoxville LLC
 Address: 4334 Papermill Dr
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harbom@bhn-p.com

Requested Change

REZONING

FROM: Agriculture / TO
P-R / TO

PLAN AMENDMENT

One Year Plan _____ Sector Plan
 FROM: _____
 TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be directed to:

PLEASE PRINT
 Name: David Harbom
 Company: Bateson Homes Knoxville LLC
 Address: 4334 Papermill Dr
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harbom@bhn-p.com

PROPOSED USE OF PROPERTY

single-family detached
subdivision

Density Proposed 4 Units/Acre
 Previous Rezoning Requests: _____

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink: (If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Johnny & Glenda Boles	3101 George Light Rd	Knoxville TN		37931	<input checked="" type="checkbox"/>	
W. Waldo & Virginia Evans	540 Adena Trace	Versailles, KY		40383	<input checked="" type="checkbox"/>	
Turner Homes, LLC c/o Mike Turner	11543 Kingston Pike	Knoxville TN		37934		<input checked="" type="checkbox"/>