

▶ **FILE #:** 4-I-18-RZ

AGENDA ITEM #: 46

AGENDA DATE: 4/12/2018

▶ **APPLICANT:** **BALL HOMES, LLC**

OWNER(S): Ball Homes, LLC

TAX ID NUMBER: 103 105 & 106

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2521 Bryant Ln

▶ **LOCATION:** **Northwest end Bryant Ln., northwest of Hardin Valley Rd.**

▶ **APPX. SIZE OF TRACT:** **14.7 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Proposed access will be from a local street within the Laurel Ridge Subdivision to the southwest, which will have 26' of pavement width within 50' of right-of-way. Current access is from Bryant Ln., a local street with 11' 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 and Conner Creek

▶ **PRESENT ZONING:** **BP (Business and Technology) / TO (Technology Overlay), A (Agricultur**

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

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

▶ **PROPOSED USE:** **Residential development**

DENSITY PROPOSED: **5 du/ac**

EXTENSION OF ZONE: Yes, extension of PR zoning from three sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land - PR (Planned Residential) / TO (Technology Overlay) at up to 2.5 du/ac

South: Detached residential subdivision - PR (Planned Residential) / TO at 1-4 du/ac

East: Pellissippi State Community Collge campus / BP (Business & Technology Park) / TO

West: Developing detached residential subdivision / PR (Planned Residential) at up to 4 du/ac

NEIGHBORHOOD CONTEXT: This area just west of the Pellissippi State campus is developed with low density residential uses under A, PR and RA zoning. The campus is zoned BP/TO.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning at a density of up to 4 du/ac. (Applicant requested 5 du/ac.)**

PR/TO zoning at the recommended density is consistent with the sector plan designation and will allow uses

compatible with the surrounding land uses and zoning pattern. Staff is recommending a lower density than requested for better compatibility with surrounding development and zoning densities. The highest surrounding PR density is 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. The recommended 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. 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 slightly more than should be recommended with application of the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP). The maximum density should be 4.64 du/ac based on the HRPP guidelines. 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.
3. Depending on the type of development proposed, site plans may be subject to review and approval of a development plan by the Tennessee Technology Corridor Development Authority (TTCDA), since it is located within the TO overlay. The TO overlay will remain, regardless of any change in the base zoning.

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 14.7 acres calculated, up to 73 dwelling units could be proposed for the site. If developed with detached residential units, this would add approximately 776 trips to the street system and about 30 children to the school system. At the staff recommended density of up to 4 du/ac, up to 58 units could be proposed for the site. If developed with detached residential units, this would add approximately 628 trips to the street system and about 24 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.
4. Laurel Ridge subdivision to the southwest is in the Parental Responsibility Zone for the Hardin Valley Schools to the west. Sidewalks will be required on at least one side of each street within the development, connecting with the adjacent subdivision sidewalks.
5. There is an approved stub street along the northeast border of the adjacent Laurel Ridge subdivision that is expected to be used for access. If Bryant Ln. is proposed for access, significant improvements will be required, including widening. Bryant Ln. currently has about 11' in pavement width. A traffic impact study (TIS) was completed as part of the approval process for Laurel Ridge subdivision to the southwest. This TIS will need to be updated to account for the additional lots resulting from this proposal.
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, which allows consideration of PR zoning at up to a maximum of 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.
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., April 9, 2018 (4-B-18-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: 776 (average daily vehicle trips)

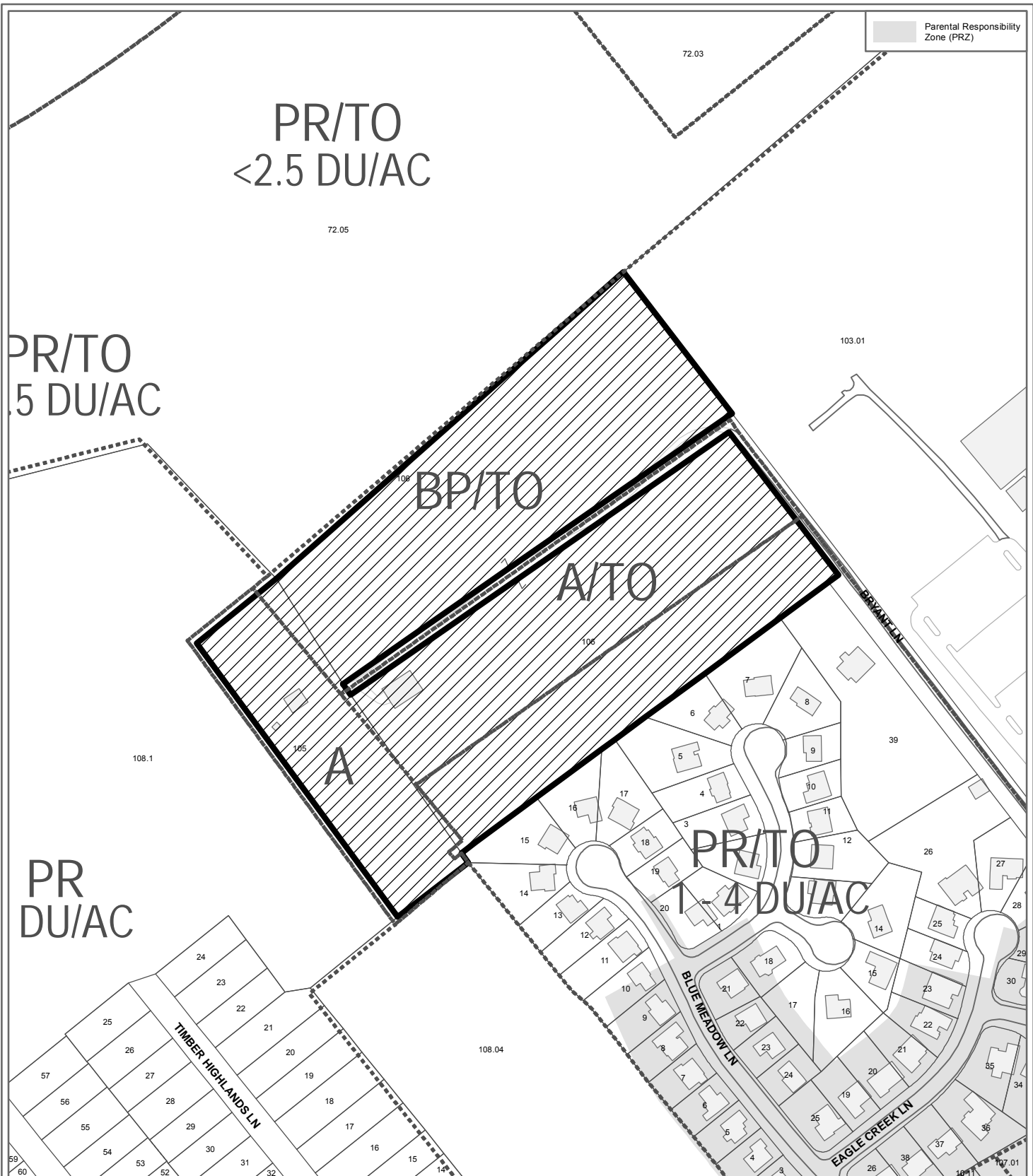
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 30 (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 5/29/2018. 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.



Parental Responsibility Zone (PRZ)

**4-I-18-RZ
REZONING**

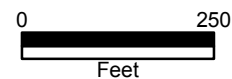
Petitioner: Ball Homes, LLC



From: BP (Business and Technology) / TO (Technology Overlay), A (Agricultural) / TO & PR (Planned Residential) / TO at 1-4 du/ac
To: PR (Planned Residential) / TO (Technology Overlay)

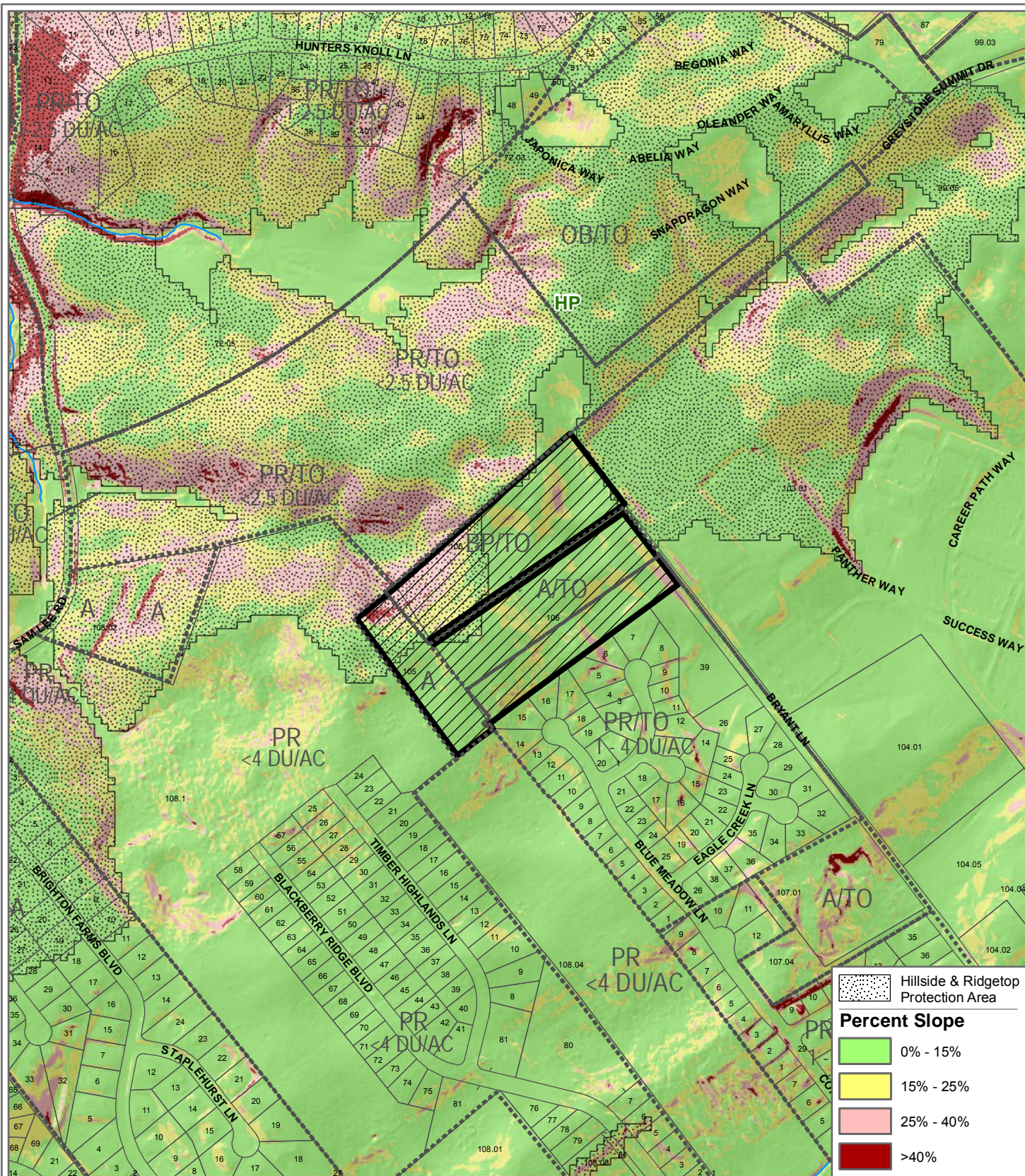
Map No: 103

Jurisdiction: County



Original Print Date: 3/19/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

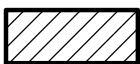


Hillside & Ridgetop Protection Area

Percent Slope

- 0% - 15%
- 15% - 25%
- 25% - 40%
- >40%

**4-I-18-RZ
REZONING - SLOPE ANALYSIS**

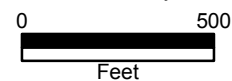


From: BP (Business and Technology) / TO (Technology Overlay), A (Agricultural) / TO & PR (Planned Residential) / TO at 1-4 du/ac
To: PR (Planned Residential) / TO (Technology Overlay)

Petitioner: Ball Homes, LLC

Map No: 103

Jurisdiction: County



Original Print Date: 3/13/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

4-I-18-RZ Slope Analysis

			Acreage
Non-Hillside Portions			11.65
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	1809	1.04
2	15%-25%	1697	0.97
3	25%-40%	1614	0.93
4	>40%	183	0.11
			3.04
Ridgetop Area			0
Site Total			14.69

MPC STAFF - SLOPE / DENSITY ANALYSIS
4-I-18-RZ - Ball Homes LLC - A/TO & BP/TO to PR/TO

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	11.65	5.00	58.3
0-15% Slope	1.04	5.00	5.2
15-25% Slope	0.97	2.00	1.9
25-40% Slope	0.93	0.50	0.5
Greater than 40% Slope	0.11	0.20	0.0
Ridgetops	0	5.00	0.0
Subtotal: Sloped Land	3.05		7.6
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	14.7	4.48	65.9
Proposed Density (Applicant)	14.7	5.00	73.5

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

Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
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

KNOXVILLE-KNOX COUNTY

M P C

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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400 Main Street
Knoxville, Tennessee 37902
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REZONING PLAN AMENDMENT

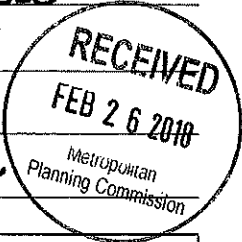
Name of Applicant: BALL HOUSES, LLC

Date Filed: 2/26/2018 Meeting Date: April 12, 2018

Application Accepted by: M. Payne

Fee Amount: 1,380.00 File Number: Rezoning 4-~~11~~-18-RZ

Fee Amount: 7 File Number: Plan Amendment 7



PROPERTY INFORMATION

Address: 2521, 2528 Bryant Lane

General Location: NW terminus of Bryant Lane
1/2 of Hardin Valley Rd

Parcel ID Number(s): 103 105, 103 106

Tract Size: 15.60 +/-

Existing Land Use: Vacant (1 house)

Planning Sector: Northwest County

Growth Policy Plan: Planned

Census Tract: 59.07

Traffic Zone: 227

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: RYAN HICKEY

Company: BALL HOUSES LLC

Address: 1914 ANNAPOLIS POINT USA

City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-985-6705

Fax: _____

E-mail: _____

Requested Change

REZONING

FROM: BP/TO, A/TO, A, PR/TO-4

TO: PR 5du/ac

PLAN AMENDMENT

One Year Plan N.W. County Sector Plan

FROM: _____

TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: ARTHUR G. SKEYNOVA, J

Company: FRANZ McCONNELL & SKEYNOVA

Address: P.O. BOX 39

City: KNOXVILLE State: TN Zip: 37901

Telephone: 865-546-9321

Fax: _____

E-mail: _____

PROPOSED USE OF PROPERTY

Residential Development

Density Proposed 5 Units/Acre

Previous Rezoning Requests: _____

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: SAUL AS ABOUP

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

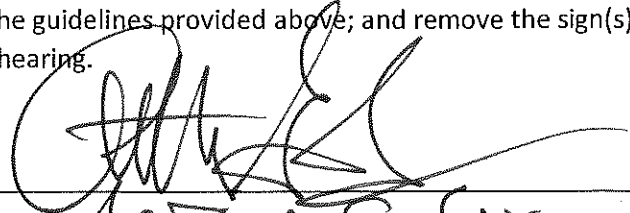
I hereby agree to post the sign(s) provided on the subject property on or before 3/29/2018 consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: _____

Printed name: _____

Date: _____

MPC/BZA File #: _____


ARTHUR G. SEXUOVIRJ
2/26/2018
A-I-18-RZ