

▶ **FILE #:** 6-H-18-RZ

**AGENDA ITEM #:** 41

**AGENDA DATE:** 6/14/2018

▶ **APPLICANT:** SMITHBILT, LLC

OWNER(S): Josh Sanderson

TAX ID NUMBER: 29 157.01 & 157.02

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6129 Stormer Rd

▶ **LOCATION:** Southwest side Stormer Rd., northwest of Maple Place Blvd.

▶ **APPX. SIZE OF TRACT:** 11 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Stormer Rd., a minor collector street with 22' of pavement width within 40' 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:** Residence

▶ **PROPOSED USE:** Detached residential

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: Residential subdivision / RA (Low Density Residential)

East: Stormer Rd., vacant land / A (Agricultural)

West: House and vacant land / A (Agricultural)

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

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac. (Applicant requested 5 du/ac.)**

PR zoning at the recommended density will allow reasonable development of the site, consistent with the sector plan and compatible with surrounding zoning and surrounding built environment. The average of the actual built density of the two closest detached residential subdivisions to the south on the same side of Stormer Rd. is less than 3 du/ac, therefore staff is recommending a density for this site which will be compatible with the surrounding development 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 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.
2. Staff has analyzed the actual as-built densities of two nearby subdivisions to the south on the same side of Stormer Rd., in order determine a compatible density for the subject property. Oak Place, directly south and zoned RA, is developed with 99 lots on about 34 acres for an actual density of 2.9 du/ac. Ansley Oaks, further south off of Stormer Rd. and zoned PR at 1-3 du/ac, has 51 lots on 22 acres for an actual density of 2.31 du/ac. The conclusion is that the average density of two of the closest and most comparable subdivisions is less than 3 du/ac, which justifies the recommendation for a lesser density on the subject property for better compatibility.
3. 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:

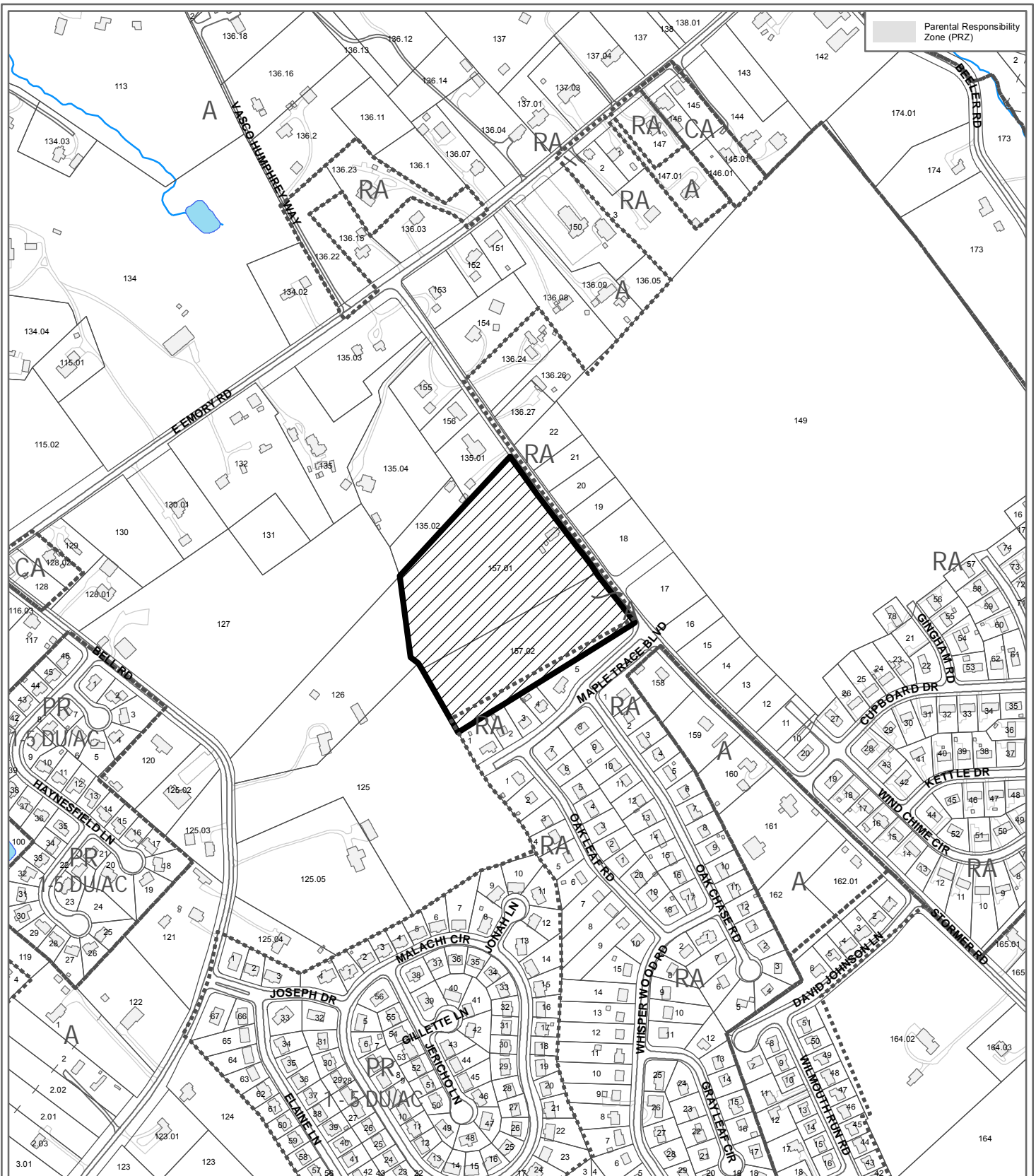
1. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
3. Based on the site area of 11 acres for the site, the proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 55 dwelling units to be considered for the site. That number of detached units would add approximately 598 vehicle trips per day to the street system and would add approximately 18 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 33 dwelling units to be proposed for the site. That number of detached units would add approximately 374 vehicle trips per day to the street system and would add approximately 11 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 Northeast County Sector Plan designates this site for low density residential (LDR) uses, consistent with the recommended PR zoning and density. The requested density of 5 du/ac is allowable within the LDR designation, but is not compatible with prevailing residential densities in the area.
2. Approval of this request could lead to future requests for PR zoning on nearby properties, consistent with the sector plan proposal of LDR in the 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: 598 (average daily vehicle trips)



**6-H-18-RZ  
REZONING**

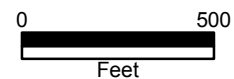
From: A (Agricultural) & RA (Low Density Residential)  
To: PR (Planned Residential)



Petitioner: Smithbilt, LLC

Map No: 29

Jurisdiction: County



Original Print Date: 5/14/2018      Revised: 5/16/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

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: 18 (public school children, ages 5-18 years)

Schools affected by this proposal: Gibbs Elementary, Holston Middle, and Gibbs 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 7/23/2018. 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.

GP: PG SP: LDR

KNOXVILLE-KNOX COUNTY

# MPC METROPOLITAN PLANNING COMMISSION TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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FAX • 215 • 2068  
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## REZONING PLAN AMENDMENT

Name of Applicant: Smithbilt LLC

Date Filed: 4/27/18 Meeting Date: June 14, 2018

Application Accepted by: [Signature] Buisseau

Fee Amount: \$1150 File Number: Rezoning 6-H-18-R2

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



### PROPERTY INFORMATION

Address: 6129 STORMER Rd.  
General Location: SW side Stormer Rd,  
SE of E. Emory Rd.

Tract Size: 11.0 ± AC.  
Tax Identification Number: 029 parcels  
157.01 & 157.02

Existing Land Use: Residential  
Planning Sector: Northeast County  
Growth Policy Plan: Planned Growth  
Census Tract: 64.01  
Traffic Zone: 184  
Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7th District

### Requested Change

#### REZONING

FROM: Ag + RA  
TO: PR

### PLAN AMENDMENT

One Year Plan  \_\_\_\_\_ Sector Plan  
FROM: \_\_\_\_\_  
TO: \_\_\_\_\_

### PROPOSED USE OF PROPERTY

Single Family Residential  
Density Proposed 5 Units/Acre  
Previous Rezoning Requests: NONE

### 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: 4/27/18

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@rhcsc.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be directed to:

PLEASE PRINT  
Name: WANIS A. Rghebi  
Company: SEL, LLC  
Address: 4909 Ball Rd  
City: Knoxville State: TN Zip: 37931  
Telephone: 865-694-7756  
Fax: 865-693-9699  
E-mail: wrghebi@sejconsultants.com