

▶ **FILE #:** 6-J-18-RZ

AGENDA ITEM #: 43

AGENDA DATE: 6/14/2018

▶ **APPLICANT:** B & B BUILDERS, INC.

OWNER(S): B & B Builders

TAX ID NUMBER: 47 PART OF 247 MAP ON FILE AT MPC

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1528 Dry Gap Pike

▶ **LOCATION:** Northeast side Dry Gap Pike, southeast of Autumn Path Ln.

▶ **APPX. SIZE OF TRACT:** 9.86 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access to the subdivision is via Dry Gap Pike, a major collector street with 20' of pavement width within 110' of right-of-way. This site's access will be from Rocky Plains Ln., a local street within the adjacent Autumn Walk subdivision with 26' of pavement width within 50 of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 4.5 du/ac

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Developing residential subdivision / PR (Planned Residential) at up to 4.5 du/ac

South: Vacant land / A (Agricultural)

East: House and vacant land / A (Agricultural)

West: House and vacant land / A (Agricultural)

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

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4.5 du/ac**

PR 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. It is a logical extension of the zoning and density from the north.

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. This subdivision is accessed from Dry Gap Pike, a major collector street, and is adjacent to other comparable residential developments in the area, zoned PR and RA.
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. The adjacent property to the north is zoned PR at up to the same 4.5 du/ac as requested on the subject property, so the proposal is a logical extension of zoning from the north.
4. The site is appropriate to be developed under PR zoning at the requested density.
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 4.5 du/ac on the 11.98 acres reported, up to 49 dwelling units could be proposed for the site. If developed with attached residential units, as proposed, this would add approximately 502 trips to the street system and about 4 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 49 dwelling units for MPC's consideration.
4. The middle of the site is designated as hillside protection on the sector plan. Staff produced the attached slope analysis, slope map and slope calculations in order to compare the requested density to the what would be acceptable based on the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP). Application of the HRPP guidelines produces a maximum recommended density of about 4.17 acres. However, because the site is proposed to be accessed through the adjacent development that is zoned PR at up to 4.5 du/ac, staff is recommending the slight higher density requested. However, the applicant will be expected to cluster the development on the flatter portions of the site. This should be feasible because the applicant is proposing attached dwelling units.
5. Public water and sanitary sewer utilities are available 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 North County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at 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. 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.

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: 502 (average daily vehicle trips)

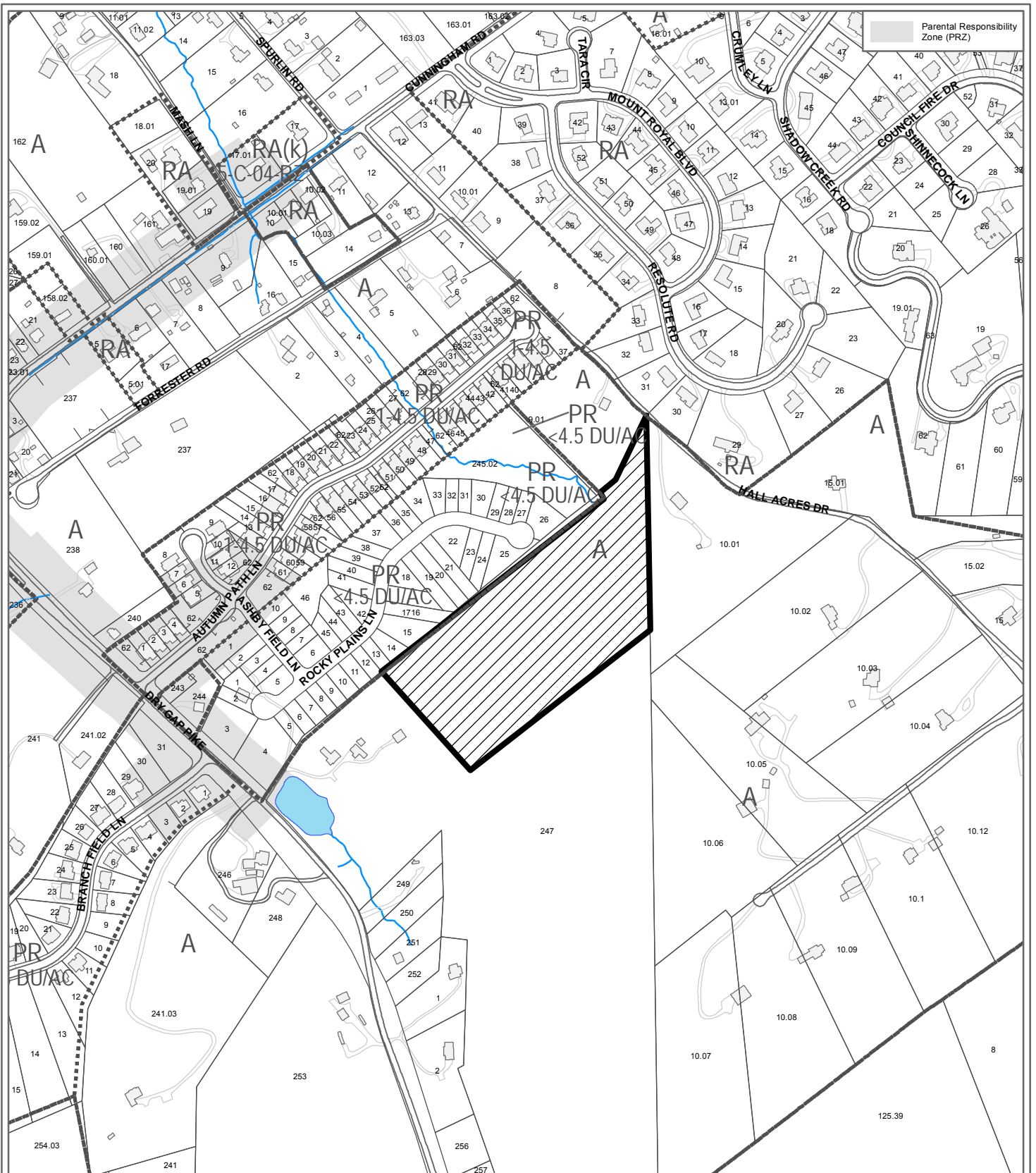
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Central 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.



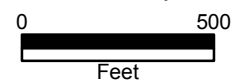
**6-J-18-RZ
REZONING**

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

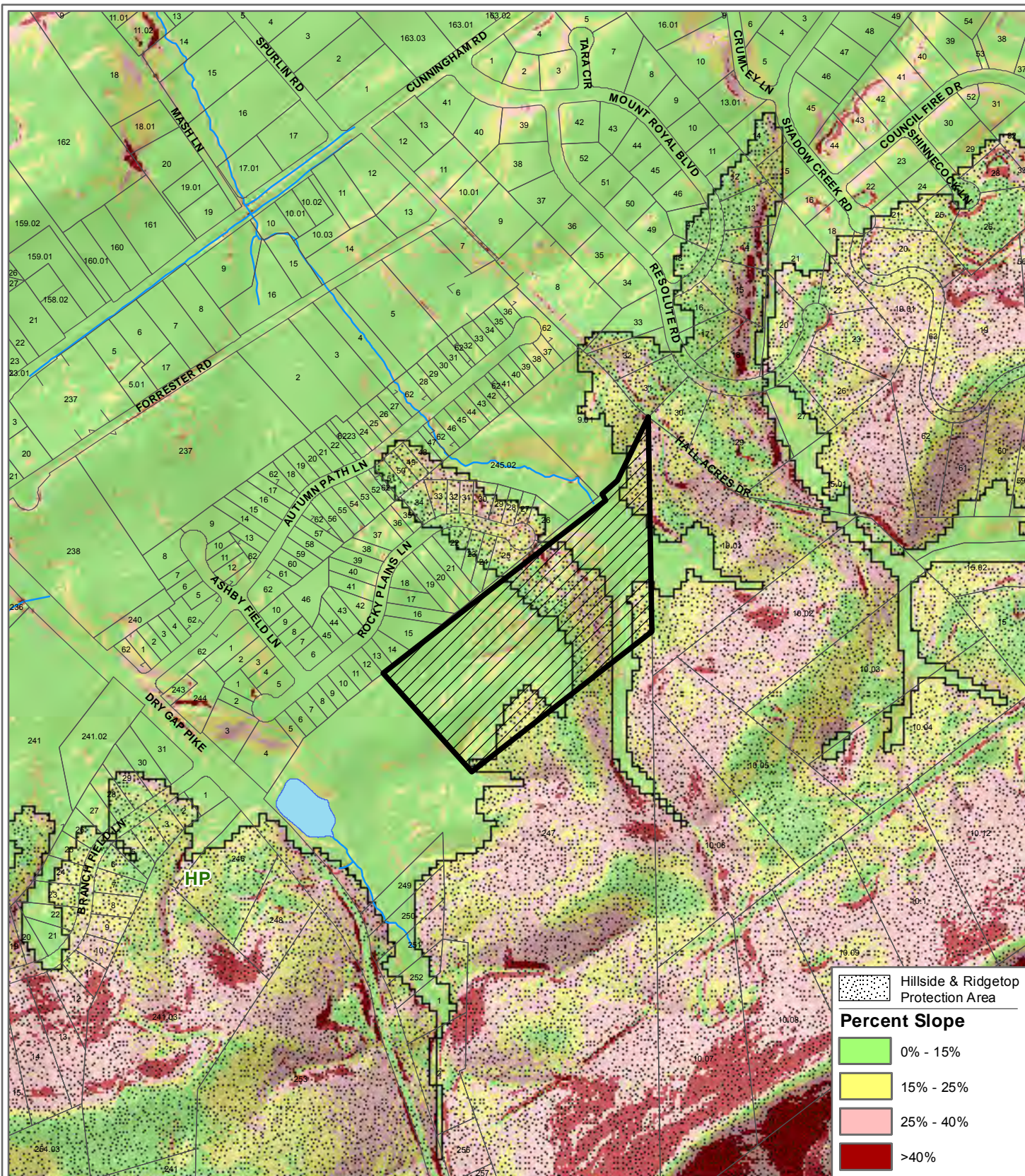


Petitioner: B & B Builders, Inc.

Map No: 47
Jurisdiction: County



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



**6-J-18-RZ
REZONING - SLOPE ANALYSIS**

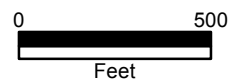
From: A (Agricultural)
To: PR (Planned Residential)



Original Print Date: 5/30/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: B & B Builders, Inc.

Map No: 47
Jurisdiction: County



6-J-18-RZ Slope Analysis

			Acreage
Non-Hillside Portions			7.9
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	2019	1.16
2	15%-25%	3714	2.13
3	25%-40%	1283	0.74
4	>40%	95	0.05
			4.08
Ridgetop Area			0
Site Total			11.98

**MPC STAFF - SLOPE / DENSITY ANALYSIS
6-J-18-RZ - B & B Builders, Inc. - A to PR**

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	7.9	5.00	39.5
0-15% Slope	1.16	5.00	5.8
15-25% Slope	2.13	2.00	4.3
25-40% Slope	0.74	0.50	0.4
Greater than 40% Slope	0.05	0.20	0.0
Ridgetops	0	5.00	0.0
Subtotal: Sloped Land	4.08		10.4
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	11.98	4.17	49.9
Proposed Density (Applicant)	11.98	4.50	53.9

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

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN PLANNING COMMISSION TENNESSEE

Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865 • 215 • 2500 FAX • 215 • 2068 www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: B+B ~~Construction~~ Builders Inc

Date Filed: 4-30-18 Meeting Date: June 14, 2018

Application Accepted by: Mike Reynolds

Fee Amount: \$1,093 File Number: Rezoning 6-J-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 1528 Dry Gap Pike
General Location: End Rocky Plains Ln. North of Dry Gap Pike

Parcel ID Number(s): Part 47L par 247

Tract Size: 9.86 acres
Existing Land Use: VACANT
Planning Sector: North County
Growth Policy Plan: Planned Growth
Census Tract: 62-08
Traffic Zone: 192

Jurisdiction: City Council _____ District
 County Commission ES District

Requested Change

REZONING

FROM: A ~~Multi-Family~~
TO: PR

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____
TO: _____

PROPOSED USE OF PROPERTY

Attached Residential

Density Proposed ~~10~~ 4.5 Units/Acre
Previous Rezoning Requests: No

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: JASON BATER
Company: B+B Builders Inc
Address: 1505 Paxton Dr
City: Knoxville State: TN Zip: 37918
Telephone: ~~567~~ 755-4220
Fax: _____
E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: Richard LeMay
Company: LeMay & Associates
Address: 10816 Kingston Pike
City: Knoxville State: TN Zip: 37934
Telephone: 671-0183
Fax: 671-0213
E-mail: r.lemay@lemayassociates.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: Richard LeMay
Company: LeMay & Associates
Address: 10816 Kingston Pike
City: Knoxville State: TN Zip: 37934
Telephone: 671-0183
E-mail: r.lemay@lemayassociates.com