

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

► **FILE #:** 3-C-18-RZ

AGENDA ITEM #: 23

AGENDA DATE: 3/8/2018

► **APPLICANT:** BRYAN PETETT

OWNER(S): Bryan Petett

TAX ID NUMBER: 28 13801 & 225

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4407 McCloud Rd

► **LOCATION:** Northwest side McCloud Rd., southwest of Medaris Dr.

► **APPX. SIZE OF TRACT:** 44 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via McCloud Rd., a minor collector street with 20' 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:** Agricultural/vacant land

► **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning and density from the northeast.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached residential subdivision / PR (Planned Residential) at 3 du/ac

South: McCloud Rd., detached residential subdivision / RA (Low Density Residential)

East: Detached residences / PR (Planned Residential) at 5 du/ac and A (Agricultural)

West: Houses and vacant land / 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 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 four closest subdivisions 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 the four closest subdivisions to determine a compatible density for the subject property. Hidden View directly north has 55 lots on about 31.3 acres for an actual density of 1.75 du/ac. Buckhaven to the east of Hidden View has 48 lots on 22.7 acres for an actual density of 2.11 du/ac. Both of these developments are zoned PR at up to 3 du/ac. Peterson Place directly east of the subject property has 54 lots on about 15 acres, for a density of 3.6 du/ac. Finally, Bethany Springs to the east of Peterson Place, has 110 attached and detached units on 42.3 acres for a density of 2.6 du/ac. The combined density of Bethany Springs and Peterson Place is about 2.8 du/ac, despite having a PR density of up to 5 du/ac. The conclusion is that the average density of the four closest 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 property is located within the Parental Responsibility Zone. Sidewalks will be required on at least one side of each street within the development, and possibly along the McCloud Rd. frontage.
3. 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.
4. The proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 220 dwelling units to be considered for the site. That number of detached units would add approximately 2141 vehicle trips per day to the street system and would add approximately 90 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 132 dwelling units to be proposed for the site. That number of detached units would add approximately 1338 vehicle trips per day to the street system and would add approximately 54 children under the age of 18 to the school system.
5. If the proposed development generates more than 750 trips per day, a traffic impact study (TIS) will be required to be submitted with the concept/use on review development plan. Any recommended improvements from the TIS will need to be addressed by the applicant. Also, the applicant will need to certify that adequate sight distance is available from the proposed entrance along McCloud Rd. There must be 300 feet of clear sight distance, based on the posted speed limit for McCloud Rd., which is 30 mph. It would be preferable if the proposed development entrance were aligned with Stillbrook Ln. on the opposite side of McCloud 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 designates this site for low density residential (LDR) uses with a small portion of hillside protection, consistent with the recommended PR zoning and density. The requested density of 5 du/ac is allowable within the LDR designation is not compatible with prevailing residential densities in the area. The portion of the site designated for hillside protection is very small, but the recommended density will allow the steepest portions of the site to be protected. A slope map, analysis and calculations are attached. Since the recommended density (3 du/ac) is less than the density that could be recommended (4.61 du/ac) with application of the residential density guidelines of the Hillside and Ridgetop Protection Plan, these calculations

do not factor into the staff recommended density.

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: 2141 (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: 90 (public school children, ages 5-18 years)

Schools affected by this proposal: Halls 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 4/23/2018. 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.