

▶ **FILE #:** 3-B-18-RZ

**AGENDA ITEM #:** 22

**AGENDA DATE:** 3/8/2018

▶ **APPLICANT:** HARDIN VALLEY FARM DEVELOPMENT, INC.

OWNER(S): Darby Campbell

TAX ID NUMBER: 103 07205

[View map on KGIS](#)

JURISDICTION: County Commission District 2

STREET ADDRESS: 11048 Sam Lee Rd

▶ **LOCATION:** East side Sam Lee Rd., southwest of Solway Rd.

▶ **APPX. SIZE OF TRACT:** 61.12 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Sam Lee Rd., a major collector street with 20' 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:** PR/TO (Technology Overlay) at up to 2.5 du/ac

▶ **ZONING REQUESTED:** PR/TO (Technology Overlay) at up to 3 du/ac

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached and attached residential development

**DENSITY PROPOSED:** 3 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning at up to 3 du/ac from the west

HISTORY OF ZONING: Property was originally approved for LDR and PR zoning in 2004 (6-J-04-RZ/6-C-04-SP).

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

South: Vacant land - BP (Business & Technology Park) / TO

East: Apartments / OB (Office, Medical & Related Services) / TO

West: Sam Lee Rd., vacant land / PR (Planned Residential) at 1-3 du/ac

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

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning at the increased density of up to 3 du/ac.**

PR zoning at the requested density will allow compatible development of the site, consistent with the sector plan and the adjacent subdivision from which it will share access, and also consistent with the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP).

**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 for development of the site, while remaining compatible with surrounding development and zoning, and consistent with the policies of the HRPP. The adjacent subdivision to the north is developing under PR zoning at up to 2.5 du/ac. The land to the west, on the opposite side of Sam Lee Rd., is zoned PR at 1-3 du/ac.
2. With application of the residential density and land disturbance guidelines from the HRPP, the maximum density should be about 2.91 du/ac. Staff has rounded up to 3 du/ac, since that density is compatible with surrounding development. The slope analysis, map and calculations are attached.
3. The adjacent PR development (Hayden Hill) to the north is zoned PR at up to 2.5 du/ac and approved for up to 124 lots (density of 2.26 du/ac). The recommended PR at up to 3 du/ac is a logical extension of that development, from which the subject property will share access. Although a slightly higher density is requested, it is consistent with the sector plan and HRPP, and is compatible with the surrounding zoning pattern.
4. 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 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. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Sidewalks may be required on at least one side of each street within the development, and possibly along Sam Lee Rd.
3. To the west is a large parcel of land that is currently zoned PR at 1-3 du/ac, the same as this rezoning proposal.
4. 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.
5. The proposed PR zoning at the increased density of up to 3 du/ac would allow for a maximum of 31 additional dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 332 vehicle trips per day to the street system and would add approximately 12 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 Northwest County Sector Plan designates this site for low density residential (LDR) uses and hillside protection, consistent with the recommended PR zoning and density. The requested density of 3 du/ac is allowable within the LDR designation but exceeds the residential density that should be permitted with application of the residential density guidelines from the HRPP.
2. The recommended zoning and density do not present any apparent conflicts with any other adopted plans.
3. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Mon., March 5, 2018 (3-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: 332 (average daily vehicle trips)

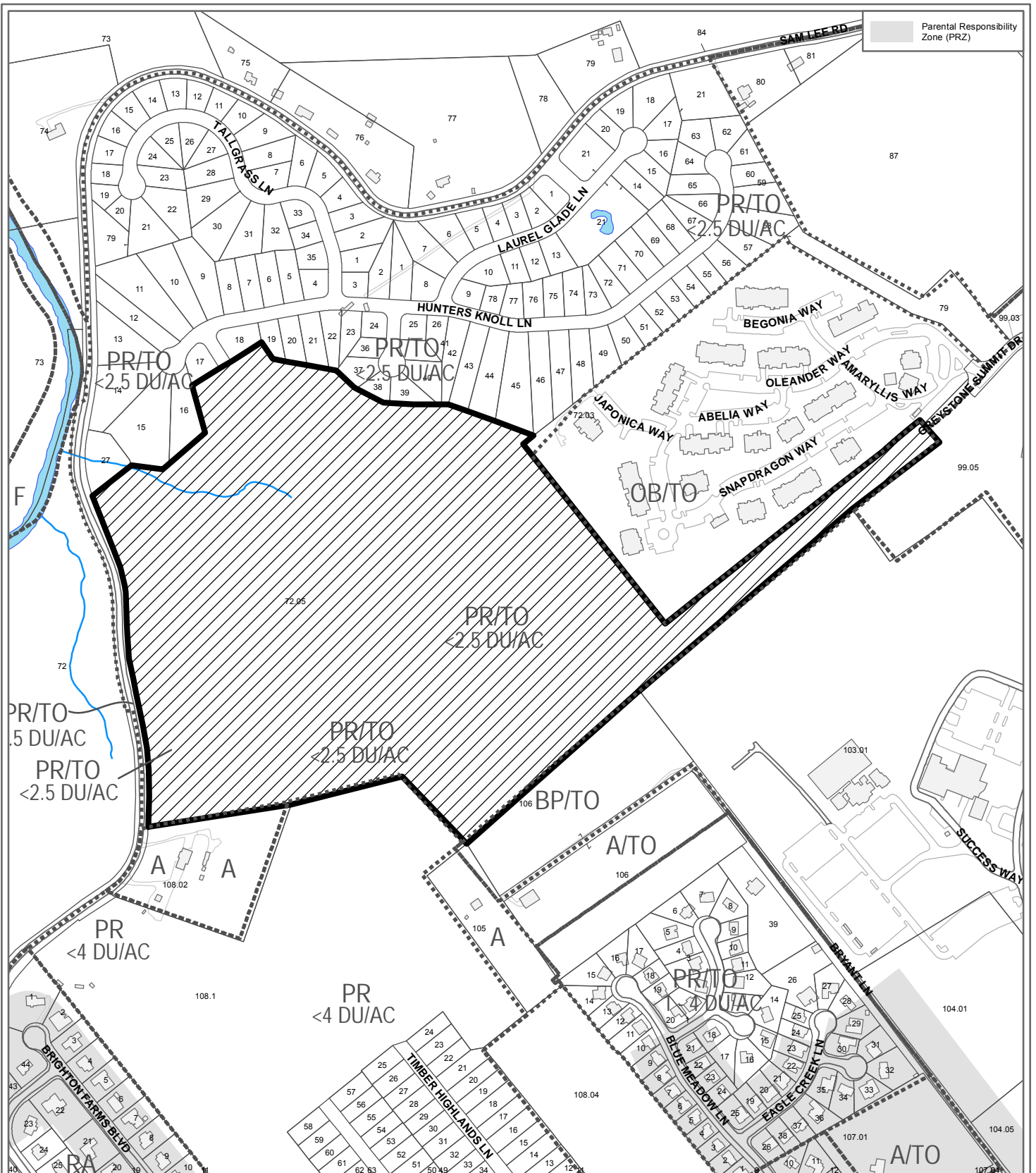
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 12 (public school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

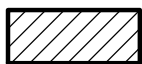
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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 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.



**3-B-18-RZ  
REZONING**

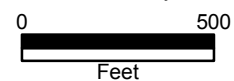
Petitioner: Hardin Valley Farm Development, Inc.



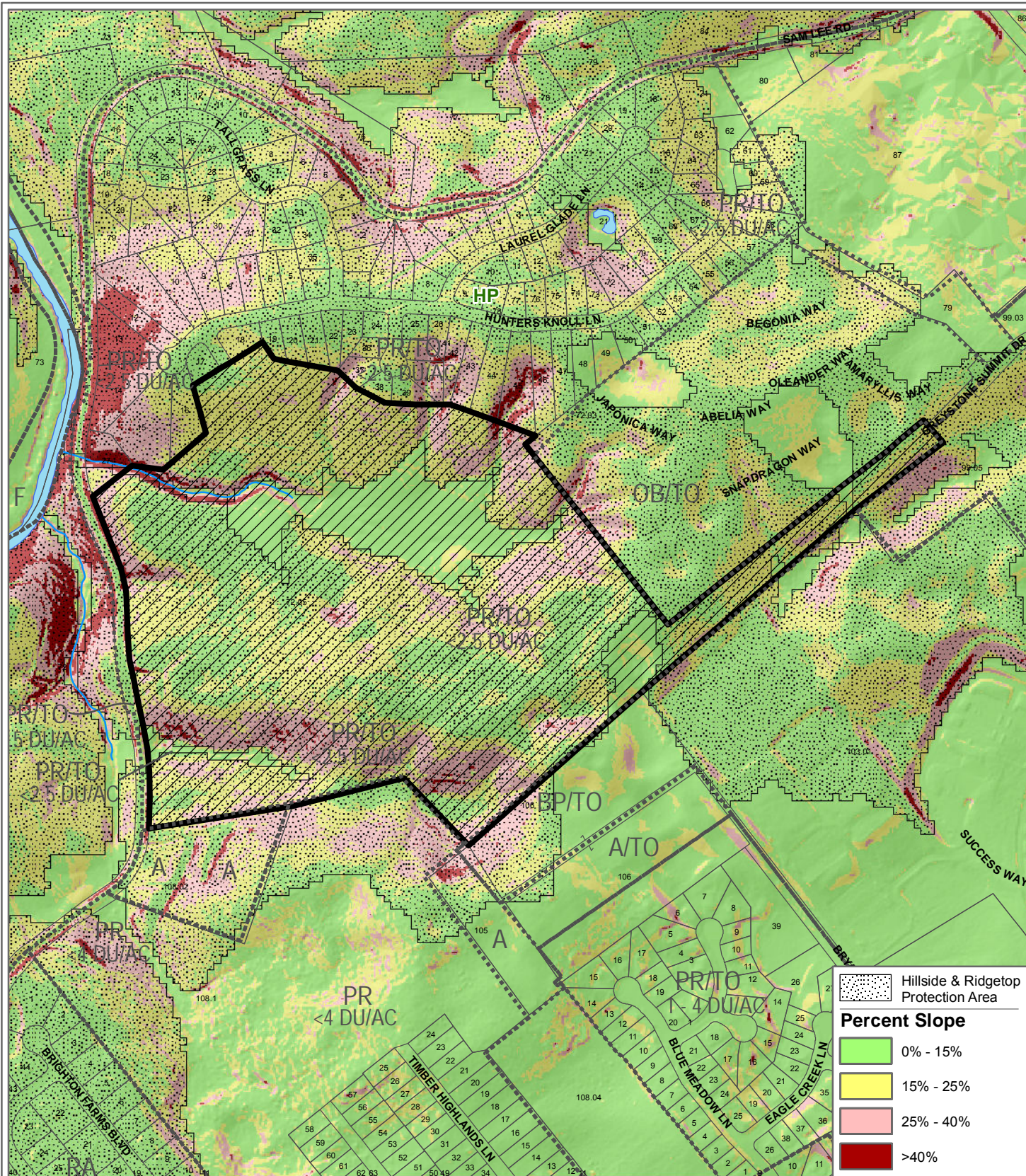
From: PR/TO (Technology Overlay) at up to 2.5 du/ac  
To: PR/TO (Technology Overlay) at up to 3 du/ac

Map No: 103  
Jurisdiction: County

Original Print Date: 2/13/2018  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902







**3-B-18-RZ  
REZONING - SLOPE ANALYSIS**

From: PR/TO (Technology Overlay) at up to 2.5 du/ac

To: PR/TO (Technology Overlay) at up to 3 du/ac



Original Print Date: 2/8/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Hardin Valley Farm Development, Inc.

Map No: 103

Jurisdiction: County





### 3-B-18-RZ Slope Analysis

			<b>Acreage</b>
<b>Non-Hillside Portions</b>			8.84
<b>Hillside and Ridgetop Protection Area</b>			
<b>Value</b>	<b>Percent Slope</b>	<b>Count</b>	<b>Acres</b>
1	0%-15%	28132	16.15
2	15%-25%	44620	25.61
3	25%-40%	19232	11.04
4	>40%	1396	0.80
			<b>53.59</b>
<b>Ridgetop Area</b>			<b>0</b>
<b>Site Total</b>			<b>62.43</b>

## MPC STAFF - SLOPE / DENSITY ANALYSIS

### 3-B-18-RZ - Hardin Valley Farm Development - PR(2.5) to PR(3)

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	8.84	5.00	44.2
0-15% Slope	16.15	5.00	80.8
15-25% Slope	25.61	2.00	51.2
25-40% Slope	11.04	0.50	5.5
Greater than 40% Slope	0.8	0.20	0.2
Ridgetops	0	5.00	0.0
Subtotal: Sloped Land	53.6		137.7
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>62.44</b>	<b>2.91</b>	<b>181.9</b>
<b>Proposed Density (Applicant)</b>	<b>62.44</b>	<b>3.00</b>	<b>187.3</b>

### 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.

## REZONING      PLAN AMENDMENT

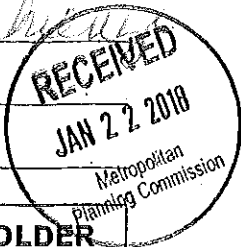
Name of Applicant: Hardin Valley Farm Development, Inc

Date Filed: 1/22/18 Meeting Date: 3/8/18

Application Accepted by: Sherry Michien

Fee Amount: \$3,650<sup>00</sup> File Number: Rezoning 3-B-18-RZ

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



### PROPERTY INFORMATION

Address: 11048 Sam Lee Road

General Location: East side of Sam Lee Rd, southwest of Solway Road

Parcel ID Number(s): 103 - 72.05

Tract Size: 61.12 acres

Existing Land Use: A9/Forest/Vacant

Planning Sector: Northwest County

Growth Policy Plan: Planned Growth

Census Tract: 59.07

Traffic Zone: 227

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6<sup>th</sup> District

### Requested Change REZONING

FROM: PR 2.5 units Acre

TO: PR 3 units Acre

### PLAN AMENDMENT

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

### PROPOSED USE OF PROPERTY

single family detached & attached  
subdivision

Density Proposed 3 Units/Acre

Previous Rezoning Requests:  
0A to PR 2.5 du/acre

### PROPERTY OWNER    OPTION HOLDER

PLEASE PRINT

Name: Darby Campbell

Company: Hardin Valley Farm Development, Inc

Address: 308 Letterman Rd

City: Knoxville State: TN Zip: 37919

Telephone: 588 - 0321

Fax: \_\_\_\_\_

E-mail: chris@saleharbordev.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David Harbom

Company: Batson James Nowell & Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbom@bhn-p.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: David Harbom

PLEASE PRINT

Name: David Harbom

Company: Batson James Nowell & Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

E-mail: harbom@bhn-p.com



