

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 5-D-18-RZ
 5-A-18-SP

AGENDA ITEM #: 36
AGENDA DATE: 5/10/2018

▶ **APPLICANT:** ASHLEY HEALY
 OWNER(S): Ashley Healy

TAX ID NUMBER: 103 057 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 11915 East Turpin Ln

▶ **LOCATION:** Northwest side East Turpin Ln., northeast of Couch Mill Rd.

▶ **TRACT INFORMATION:** 13.93 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via East Turpin Ln., a local street with 14' or less of pavement width within 15' of right-of-way. Nearby Couch Mill Rd. is a local street with 15' 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 Clinch River

▶ **PRESENT PLAN DESIGNATION/ZONING:** RR (Rural Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

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

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Vacant land / A (Agricultural)
 South: Houses / A (Agricultural)
 East: House and vacant land / A (Agricultural)
 West: House and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural residential uses under Agricultural zoning.

STAFF RECOMMENDATION:

▶ **POSTPONE to the June 14, 2018 MPC meeting, at the request of the applicant.**

▶ **POSTPONE to the June 14, 2018 MPC meeting, at the request of the applicant.**

MPC staff received a request for postponement from the applicant by email on 4/25/18.

COMMENTS:

ESTIMATED TRAFFIC IMPACT: 737 (average daily vehicle trips)

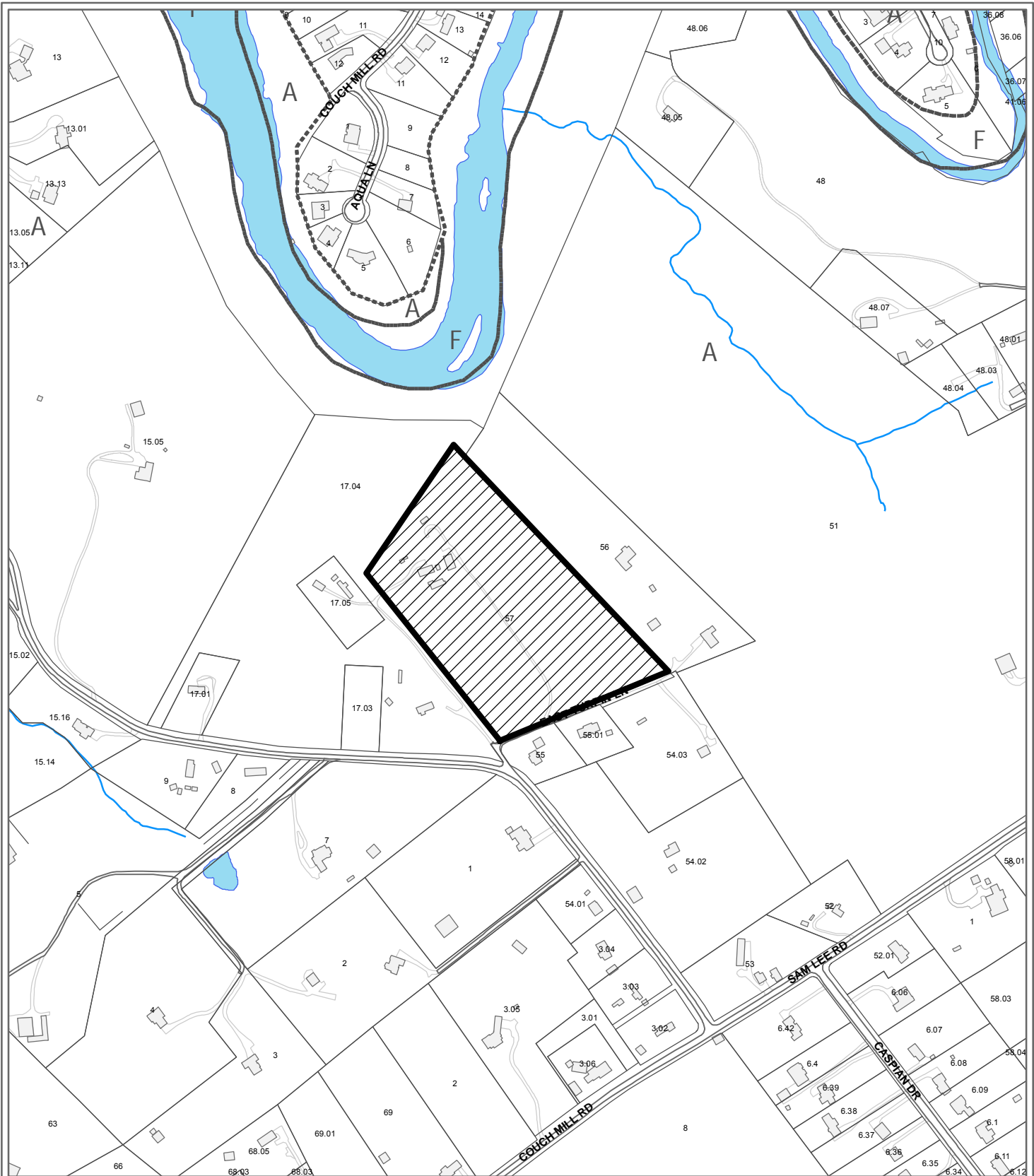
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 28 (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 6/25/2018. 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.



**5-D-18-RZ / 5-A-18-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

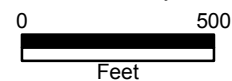
From: RR (Rural Residential)
To: LDR (Low Density Residential)



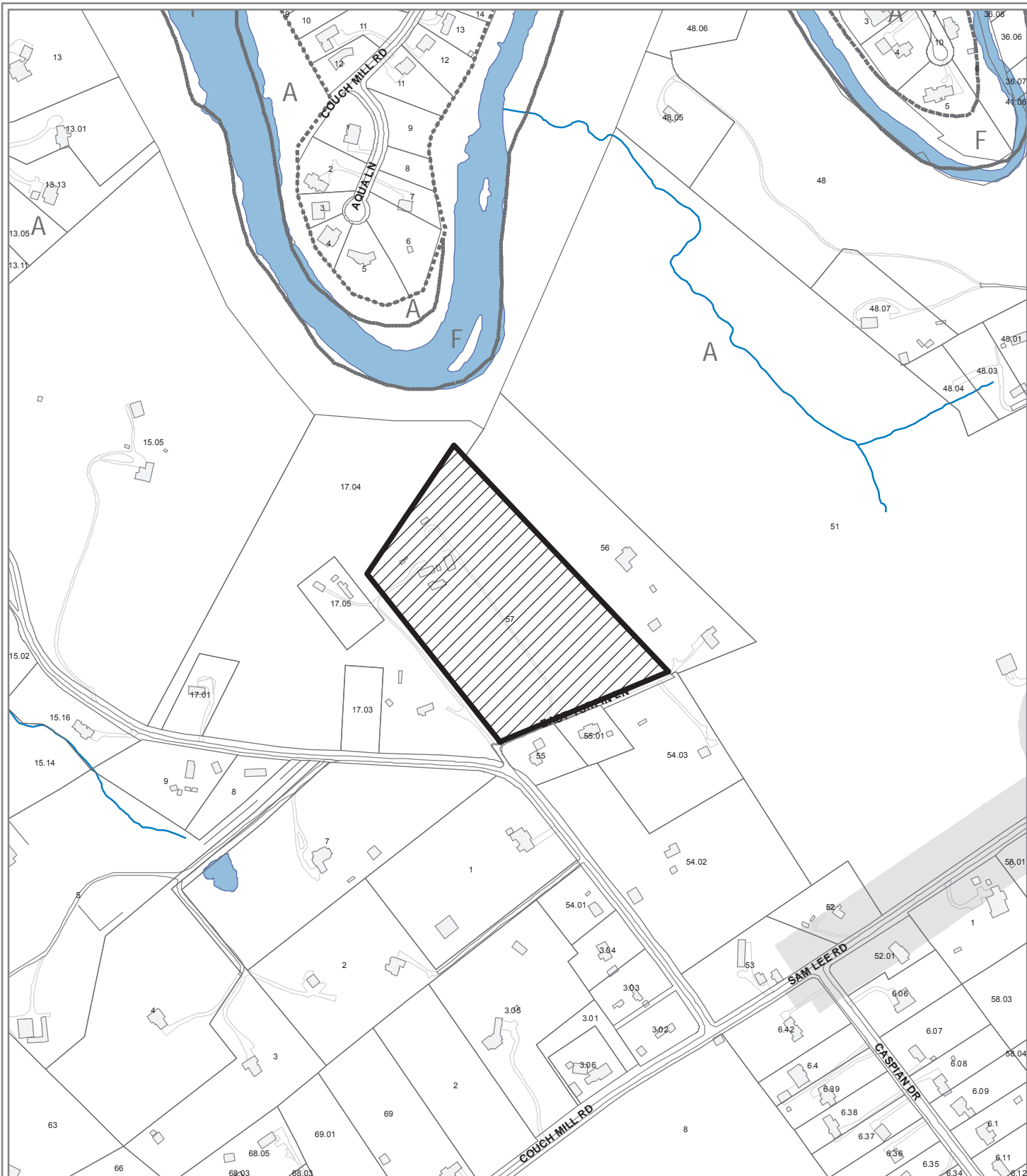
Petitioner: Healy, Ashley

Map No: 103

Jurisdiction: County



Original Print Date: 4/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**5-D-18-RZ
REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



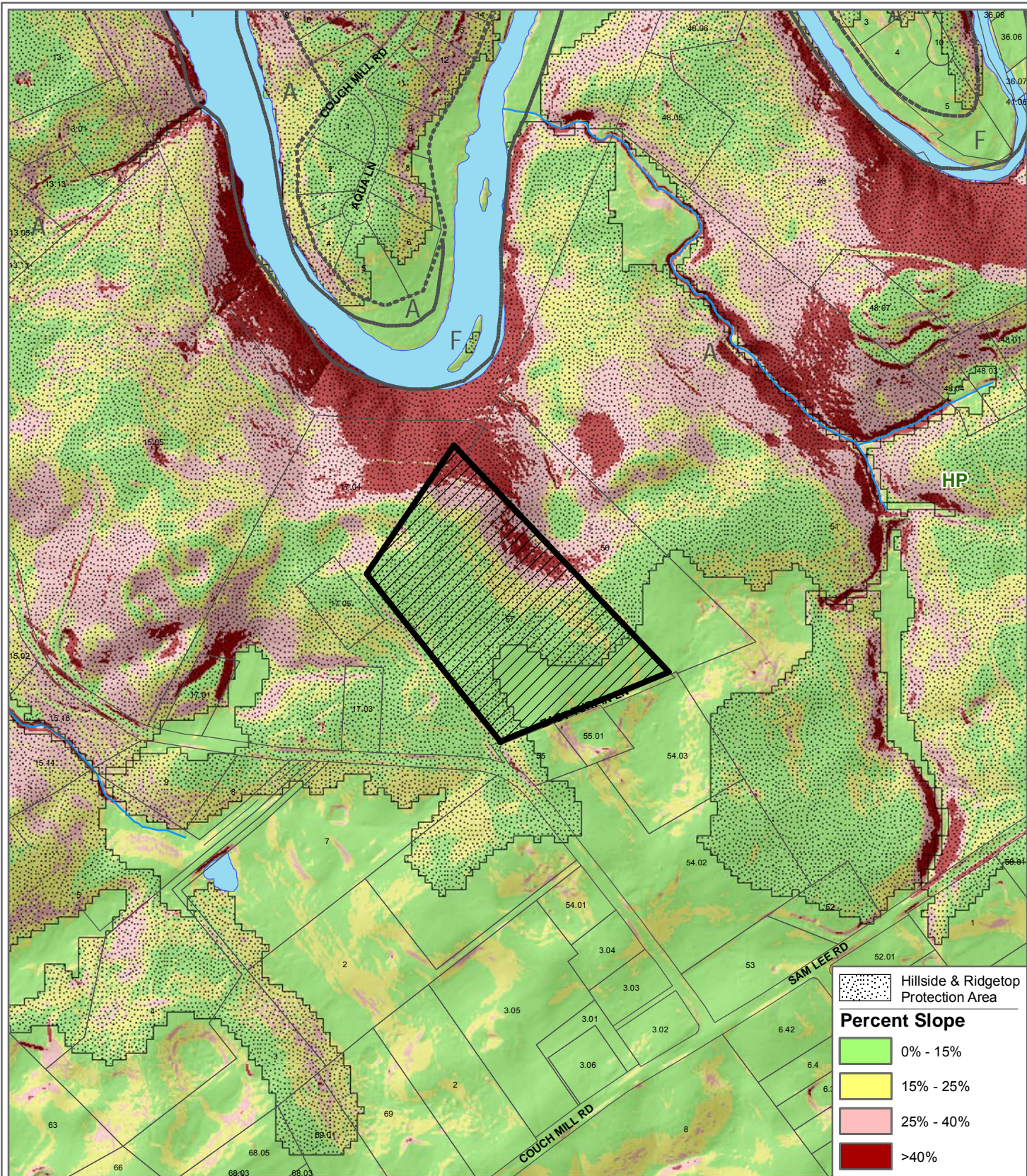
Petitioner: Healy, Ashley

Map No: 103

Jurisdiction: County



Original Print Date: 4/16/2018 Revised: 4/18/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**5-D-18-RZ
REZONING - SLOPE ANALYSIS**

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



Original Print Date: 4/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Healy, Ashley

Map No: 103
Jurisdiction: County



5-D-18-RZ Slope Analysis

			Acreage
Non-Hillside Portions			2.57
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	11107	6.37
2	15%-25%	3447	1.98
3	25%-40%	2345	1.35
4	>40%	1658	0.95
			10.65
Ridgetop Area			0
Site Total			13.22

12018 Couch Mill Rd.
Knoxville, TN
37932
4-30-18

MAY 2 2018

Dear Metropolitan Planning personnel,

I am writing to add my voice to other neighbors' in the Hardin Valley School district about a housing development to be allowed on Turpin Lane.

Couch Mill Road is congested enough already. The added traffic would mean expansion of the existing road, plus sewer, cable TV, etc, adding new hazards and expenses, not to mention unsightly pollution of the countryside.

I am unaware of zoning restrictions. I am hoping there is something the Planning Commission can do to prevent this subdivision from coming into our area, or at least to minimize its effects.

Thank you!

Sincerely,

Elizabeth S. Hoefler

865-693-1529



5-D-18-RZ-5-A-18-SP_PP_5-10-18

Tom Brechko <tom.brechko@knoxmpc.org>



Postpone 5-A-18-SP and 5-D-18-RZ

1 message

Ashley Healy <Healyash@hotmail.com>

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Wed, Apr 25, 2018 at 10:58 AM

Hello Mr Brechko,

I request to postpone file numbers: 5-A-18-SP and 5-D-18-RZ from the May 10th, 2018 hearing to the June 14th, 2018 hearing.

Please confirm receipt and let me know if there is any further action that needs to be take at this time.

Sincerely,
Ashley Healy

Ashley Healy
Healy Homes LLC
11020 Kingston Pike
Suite 250 Knoxville, TN 37934
Cell:865-679-0780
Fax: 865-675-2344
Email: healyash@hotmail.com

REZONING PLAN AMENDMENT

Name of Applicant: Ashley Healy

Date Filed: March 26 2018 Meeting Date: May 10th

Application Accepted by: Marc Payne

Fee Amount: 1296.50 File Number: Rezoning 5-D-18-RZ

Fee Amount: 800.00 File Number: Plan Amendment 5-A-18-SP



PROPERTY INFORMATION

Address: 11915 East Turpin Lane
 General Location: N/2 East Turpin Lane
due north of Couch Mill Rd

Parcel ID Number(s): 103 057

Tract Size: 13.93

Existing Land Use: Residential

Planning Sector: Northwest County

Growth Policy Plan: Rural

Census Tract: 59.06

Traffic Zone: 218

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
 Name: Ashley Healy
 Company: _____
 Address: 11020 Kingston Pike
 City: Knoxville State: TN Zip: 37934
 Telephone: 865.679.0780
 Fax: 865.862.6161
 E-mail: healyash@hotmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Ashley Healy
 Company: _____
 Address: 11020 Kingston Pike
 City: Knoxville State: TN Zip: 37934
 Telephone: 865.679.0780
 Fax: 865.862.6160
 E-mail: healy.ash@hotmail.com

Requested Change

REZONING

FROM: A

TO: PR 5 du/ac

PLAN AMENDMENT

One Year Plan Northwest County Sector Plan

FROM: RR

TO: LOR

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: Ashley Healy

PLEASE PRINT
 Name: Ashley Healy
 Company: _____
 Address: 11020 Kingston Pike
 City: Knoxville State: TN Zip: 37934
 Telephone: 865.679.0780
 E-mail: healyash@hotmail.com

PROPOSED USE OF PROPERTY

Residential Development

Density Proposed 5 Units/Acre

Previous Rezoning Requests: N/A

