

▶ **FILE #:** 10-H-18-RZ

AGENDA ITEM #: 44

AGENDA DATE: 10/11/2018

▶ **APPLICANT:** **EAGLE BEND DEVELOPMENT**
 OWNER(S): Bradley Lake Lane Partnership LP

TAX ID NUMBER: 92 PART OF 053

[View map on KGIS](#)

JURISDICTION: City Commission District 3

STREET ADDRESS: 3028 Bradley Lake Ln

▶ **LOCATION:** **South side Ball Camp Pike, east and north of Bradley Lake Ln.**

▶ **APPX. SIZE OF TRACT:** **42.2 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector with a right-of-way width of 50' feet and a pavement width of 20' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

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

▶ **EXISTING LAND USE:** **Agricultural / Forestry / Vacant**

▶ **PROPOSED USE:** **Single family residential**

DENSITY PROPOSED: **5 du/ac**

EXTENSION OF ZONE:

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential and agriculture/forested/vacant land / A (Agricultural)

South: Single family residential and agriculture/forested/vacant land / A (Agricultural)

East: Single family residential and agriculture/forested/vacant land / A (Agricultural)

West: Agriculture/forested/vacant land / A (Agricultural) and I (Industrial)

NEIGHBORHOOD CONTEXT: The area is largely single family residential and agriculture/forestry/vacant land. This tract is within 700' feet of Amherst Elementary.

STAFF RECOMMENDATION:

▶ **APPROVE PR (PLANNED RESIDENTIAL) up to 4 du/acre. (Applicant requested 5 du/ac)**

PR up to 4 du/acre is compatible for this area and with the adjacent zoning and low density residential uses. This area is within 700' feet of Amherst Elementary and is within the Urban Growth Area of the Growth Policy Plan.

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 property is located in the Urban Growth Area of the Growth Policy Plan and is proposed for LDR (Low Density Residential) and HP (Hillside & Ridgetop Protection Areas) on the sector plan, consistent with the proposal.
2. Staff has conducted a slope analysis for the property. With application of the residential density guidelines of the Hillside and Ridgetop Protection Plan. The slope analysis, map and calculations are attached.
3. The proposed PR (Planned Residential) zoning up to 4 du/acre is compatible with the scale and intensity of the adjacent agricultural and low density residential zoning and uses.
4. The area and surrounding zone districts have not changed substantially since the adoption of the 2016 Northwest County Sector Plan.
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. The proposed amendment to PR zoning at 4 du/acre 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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning up to 4 du/acre is compatible with the surrounding development.
2. The site is located within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The site is located within the Parental Responsibility Zone for Amherst Elementary School. Sidewalks will be required on at least one side of the streets within the development and along the Ball Camp Pike frontage.
4. The requested PR zoning at a density of up to 5 du/ac would allow for a maximum of 211 dwelling units to be proposed for the site, the recommended density of up to 4 du/ac would allow for a maximum of 168 dwelling units for the site. At 5 du/ac for the site, an estimated trip generation for single dwelling residential would be 2061 trips, while at 4 du/ac for the site, an estimated trip generation for single dwelling residential would be 1671, in both cases a Level 1 Traffic Impact Study is required.
5. Two access points to the development may be required as per the Knox County Access Control and Driveway Design Policy.
6. The estimated student yield for the requested density of 5 du/ac is 87 students, while the estimated student yield for the recommended 4 du/ac is 69 students.

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 proposes low density residential for this property, consistent with the recommended PR up to 4 du/acre zoning.
2. The site is located within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 2061 (average daily vehicle trips)

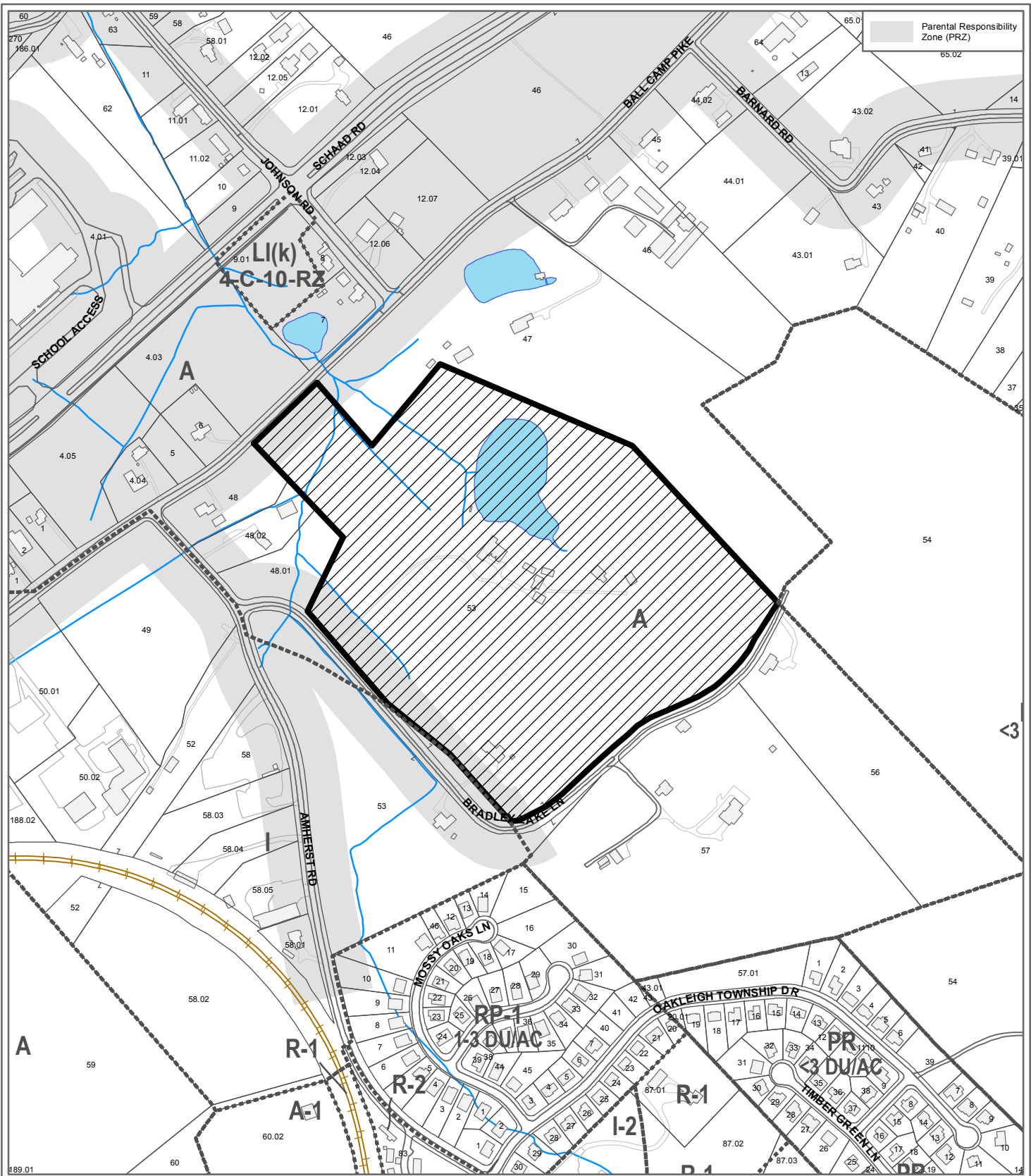
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 87 (public school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns 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 11/19/2018. 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 City.



**10-H-18-RZ
REZONING**

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



Petitioner: Eagle Bend Development

Map No: 92

Jurisdiction: City



Original Print Date: 9/17/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

REZONING **PLAN AMENDMENT**

Name of Applicant: Eagle Bend Development

Date Filed: 8/27/18

Meeting Date: 10/11/18

Application Accepted by: James Reed

Fee Amount: \$2,710 File Number: Rezoning 10-H-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 3028 Bradley Lake Ln

General Location: Intersection of Amherst Rd and Bradley Lake Ln

Parcel ID Number(s): CLT Map 92 part of parcel 53

Tract Size: 42.2 Acres

Existing Land Use: A

Planning Sector: Northwest County

Growth Policy Plan: Urban Growth

Census Tract: 46.07

Traffic Zone: 212

Jurisdiction: City Council _____ District
 County Commission 3 District

Requested Change
REZONING

FROM: A

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: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Eagle Bend Development

Company: _____

Address: P.O. Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: 865-806-8008

Fax: 693-7465

E-mail: swd444@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Eagle Bend Development

Company: _____

Address: P.O. Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: 865-806-8008

Fax: 693-7465

E-mail: swd444@gmail.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: Scott Davis

Company: Eagle Bend

Address: Same

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

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: Eagle Bend Development

Date Filed: 8/27/18

Meeting Date: 10/11/18

Application Accepted by: James Reed

Fee Amount: \$2710 File Number: Rezoning 10-H-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____



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Signature: [Signature]

PLEASE PRINT
Name: Swad Davis

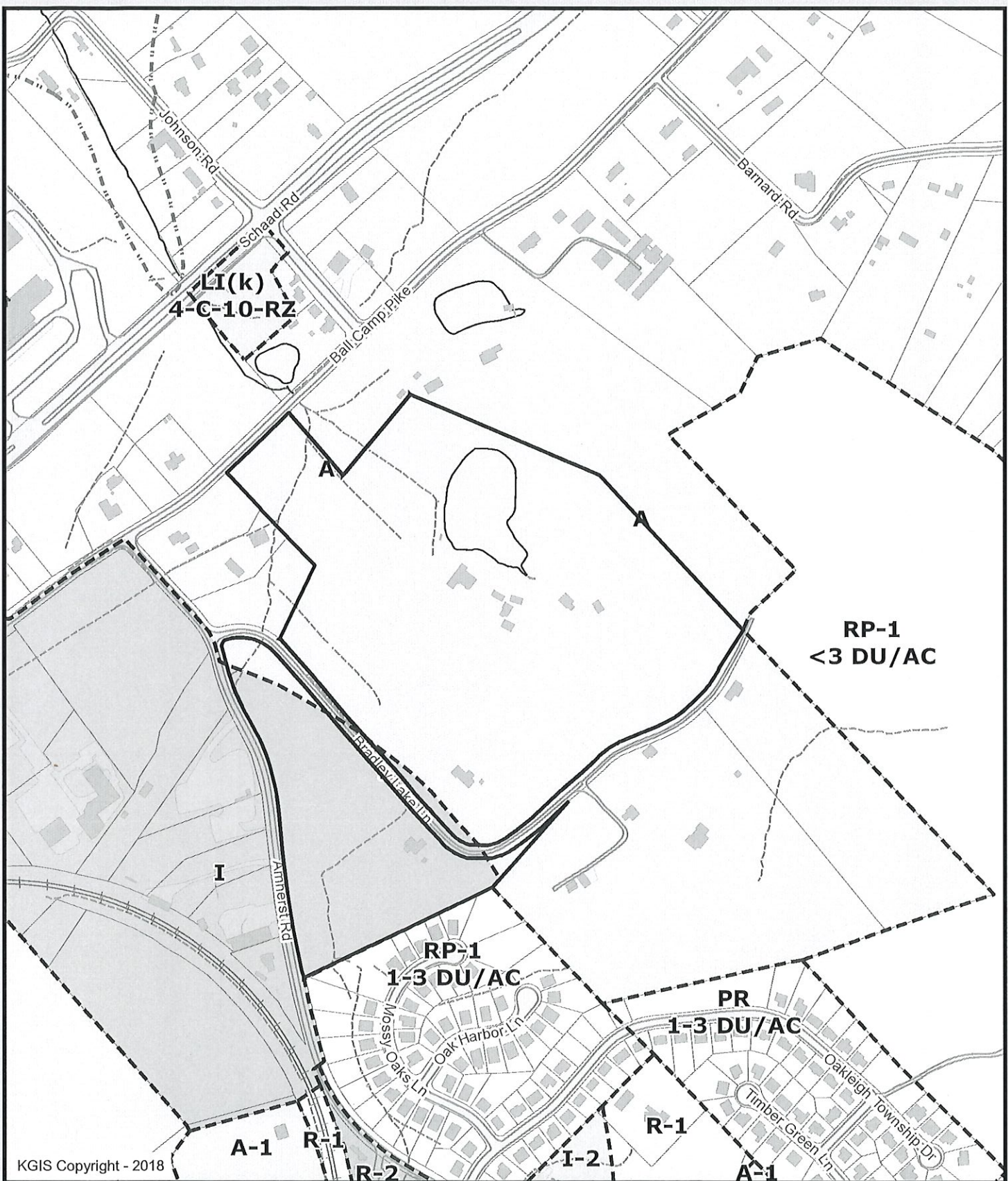
Company: Eagle Bend

Address: Same

City: _____ State: _____ Zip: _____

Telephone: _____

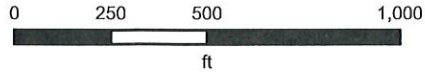
E-mail: _____



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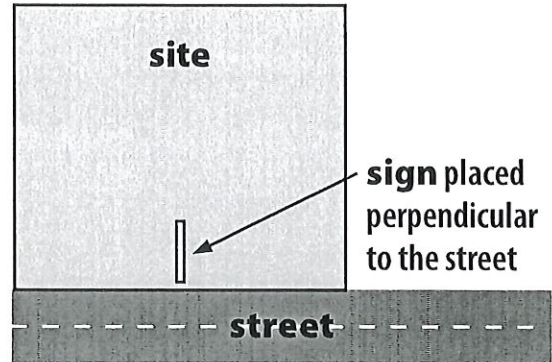
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

9/26/18 and 10/12/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Brett Jackson*

Printed Name: Brett Jackson

Phone: _____ Email: _____

Date: 8/27/18

MPC File Number: 10-H-18-RZ, 10-SC-18-C/10-C-18-UR