

# REZONING REPORT

▶ **FILE #:** 3-B-22-RZ

**AGENDA ITEM #:** 13

**AGENDA DATE:** 3/10/2022

▶ **APPLICANT:** MP DEVELOPMENT GROUP, LLC

OWNER(S): Pam Clabough

TAX ID NUMBER: 57 057

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 704 Irwin Dr.

▶ **LOCATION:** South Side of Irwin Dr., east of Grizzly Creek Ln.

▶ **APPX. SIZE OF TRACT:** 53.97 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: This property has frontage on Irwin Drive, a local road with a 20 ft pavement width within a right-of-way of 46 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

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

▶ **DENSITY PROPOSED:** up to 3.5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: 12-O-90-RZ: A to RA

SURROUNDING LAND USE AND ZONING: North: Rural Residential, Single Family Residential/ RA (Low Density Residential)

South: Commercial, Transportation/Communication/Utilities/ CB (Business and Manufacturing)

East: Agriculture/Forest/Vacant/ AG (General Agricultural), C-H-2 (Highway Commercial), CB (Business & Manufacturing)

West: Rural Residential, Single Family Residential/ RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential to the north and west, commercial manufacturing to the southeast and vacant, forested steep-sloped land to the northeast

**STAFF RECOMMENDATION:**

▶ **Approve PR (Planned Residential) zoning up to 1 du/ac because it is compatible with surrounding development and consistent with the sector plan.**

**COMMENTS:**

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 area surrounding this parcel is transitioning from large agricultural zoned properties to low density residential zones. The short driving distance from the subject property to I-75 and commercial nodes north and south make it an advantageous location for more residential opportunity.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR (Planned Residential) zone provide optional methods of land development which encourage more imaginative solutions to environmental design problems. PR zoning with a density of 1 du/ac is consistent with the surrounding residential character and the intent of the existing and adjacent RA zoning. PR will require Planning Commission use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

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. Within the subject property's almost 54 acres, approximately 3/4ths of the parcel are within the Hillside and Ridgetop Protection Area. Considering the environmental constraints on the subject property, PR zoning is preferable as it provides an opportunity to concentrate development on the non-hillside portion. However, concentrated residential density of 3.5 du/ac along Irwin Drive would be out of character with the adjacent properties. An alternative density of 1 du/ac is recommended to align more closely with the intent of the existing and surrounding RA (Low Density Residential) zoning and the residential character along Irwin Drive.

2. The subject property is almost entirely forested. Clearing and grading the entire parcel for residential development could have an adverse impact on the surrounding area, particularly Beaver Creek, which is classified as an impaired waterway. This impaired classification is due in part to tree loss within the watershed. The PR zoning allows flexibility in design to mitigate environmental impacts.

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. PR zoning is compatible with the existing LDR (Low Density Residential) land use classification for the North County Sector Plan and is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 580 (average daily vehicle trips)

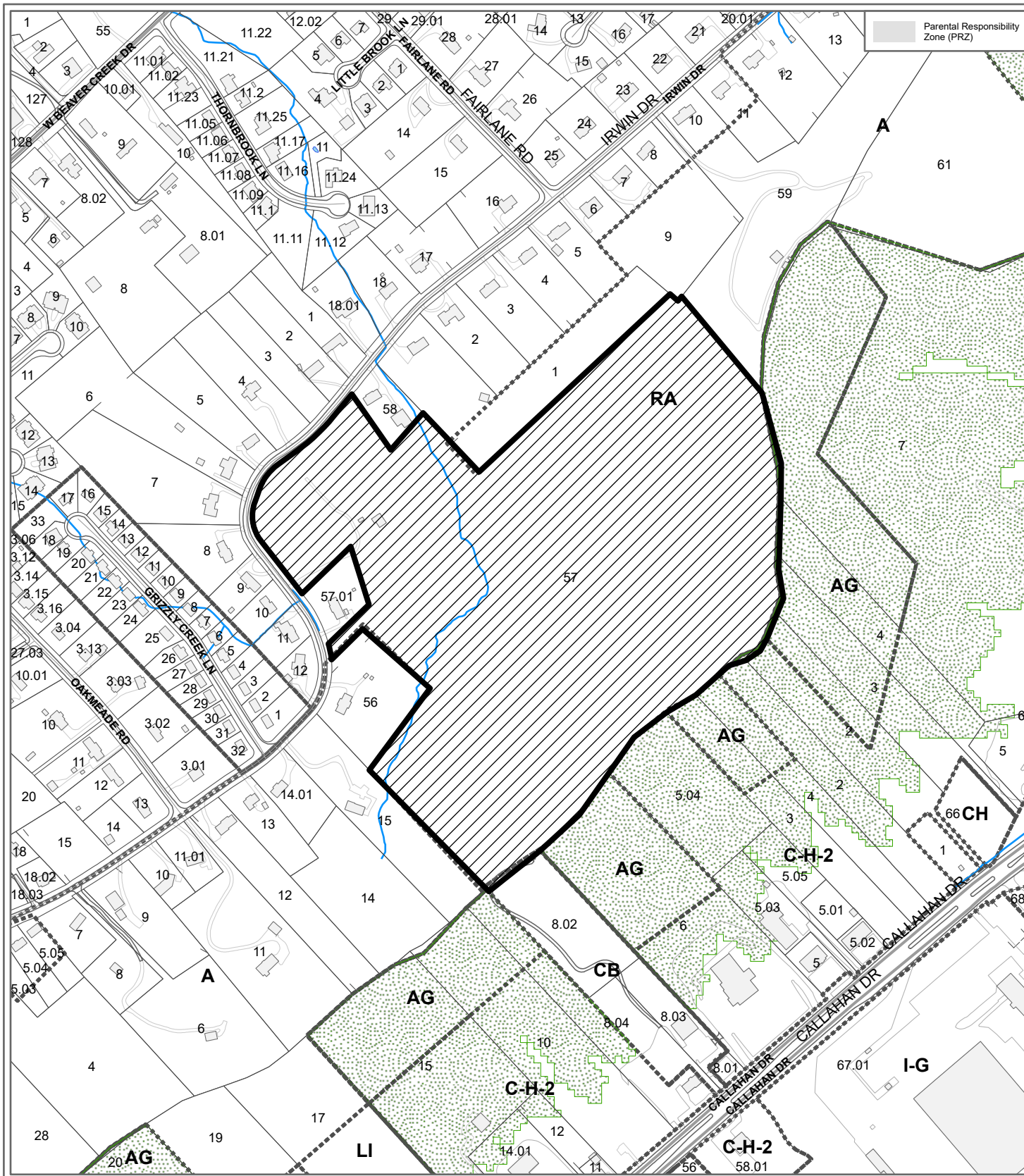
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 22 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

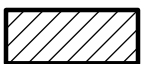
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 4/25/2022. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**3-B-22-RZ  
REZONING**

From: RA (Low Density Residential)  
To: PR (Planned Residential)



Petitioner: MP Development Group, LLC

Map No: 57  
Jurisdiction: County

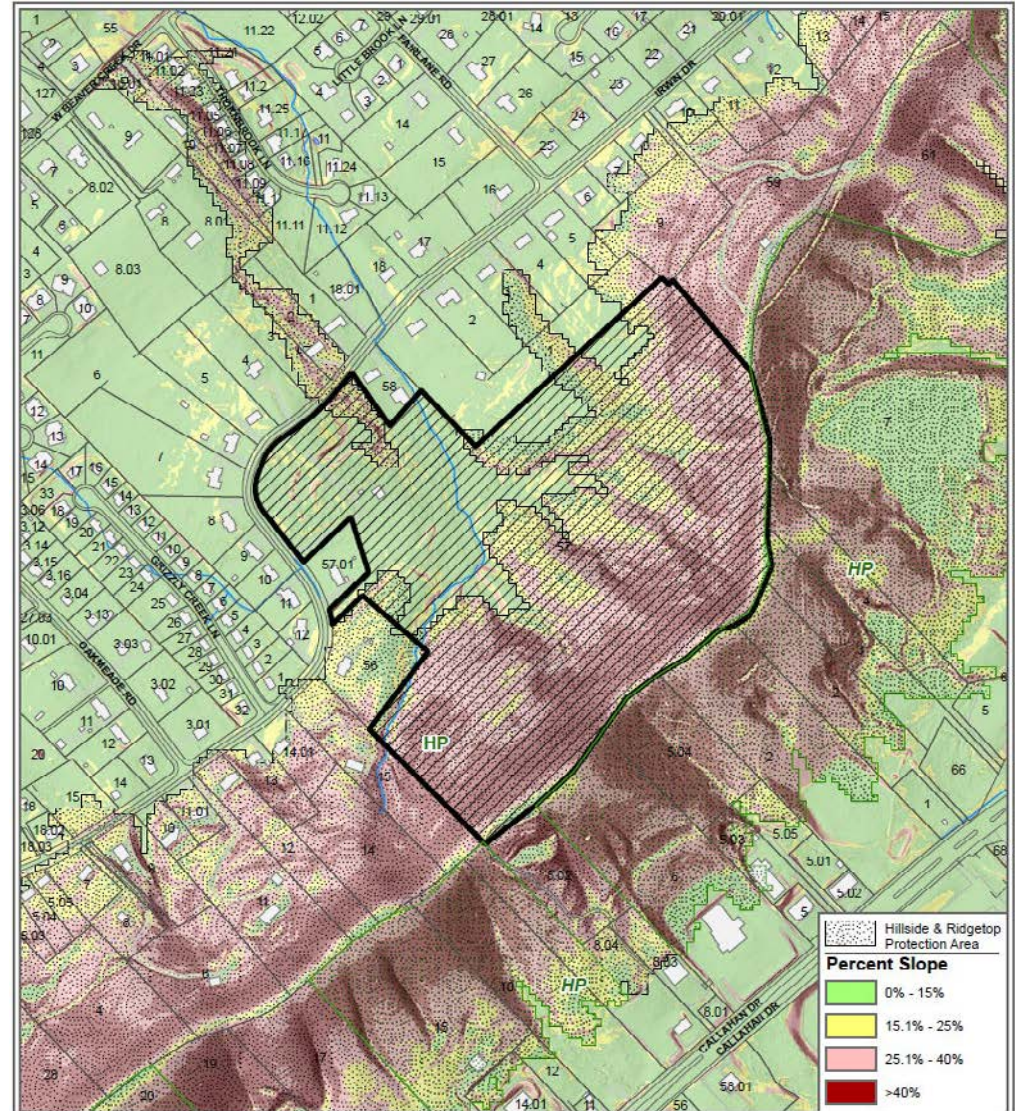
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Original Print Date: 2/3/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	15.00	100%	15.0
0-15% Slope	3.30	100%	3.3
15-25% Slope	7.82	50%	3.9
25-40% Slope	13.88	20%	2.8
Greater than 40% Slope	13.44	10%	1.3
Ridgetops	0.00		
<b>Subtotal: Sloped Land</b>	<b>38.44</b>	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	<b>11.3</b>
<b>Total Acreage</b>	<b>53.44</b>		<b>26.3</b>

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	15.00	5.00	75.0
0-15% Slope	3.30	5.00	16.5
15-25% Slope	7.82	2.00	15.6
25-40% Slope	13.88	0.50	6.9
Greater than 40% Slope	13.44	0.20	2.7
Ridgetops	0.00	3.00	0.0
<b>Subtotal: Sloped Land</b>	<b>38.44</b>		<b>41.8</b>
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>53.44</b>	<b>2.19</b>	<b>116.8</b>
<b>Proposed Density (Applicant)</b>	<b>53.44</b>	<b>2.00</b>	<b>106.9</b>



**3-B-22-RZ  
SLOPE ANALYSIS**

From: RA (Low Density Residential)  
To: PR (Planned Residential)

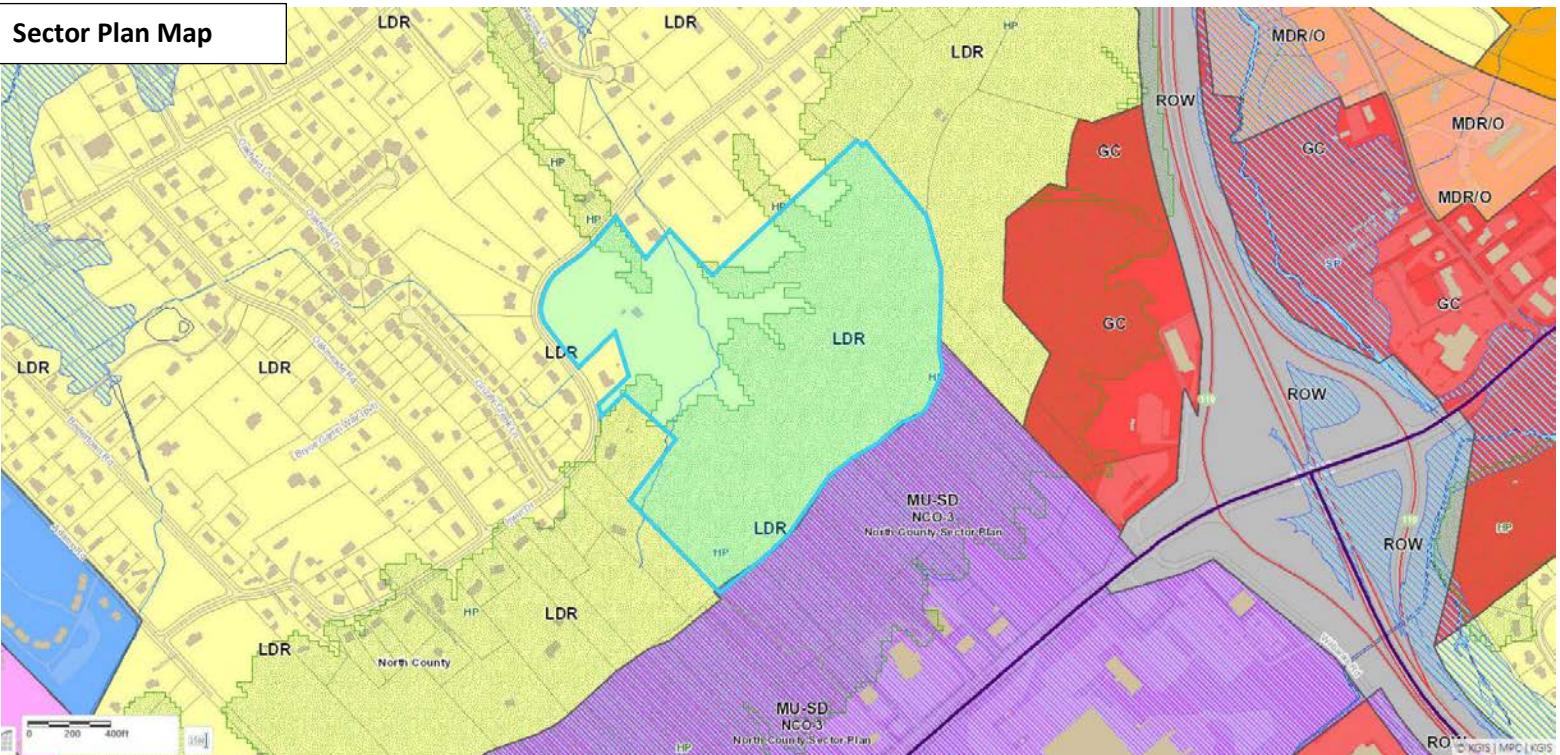
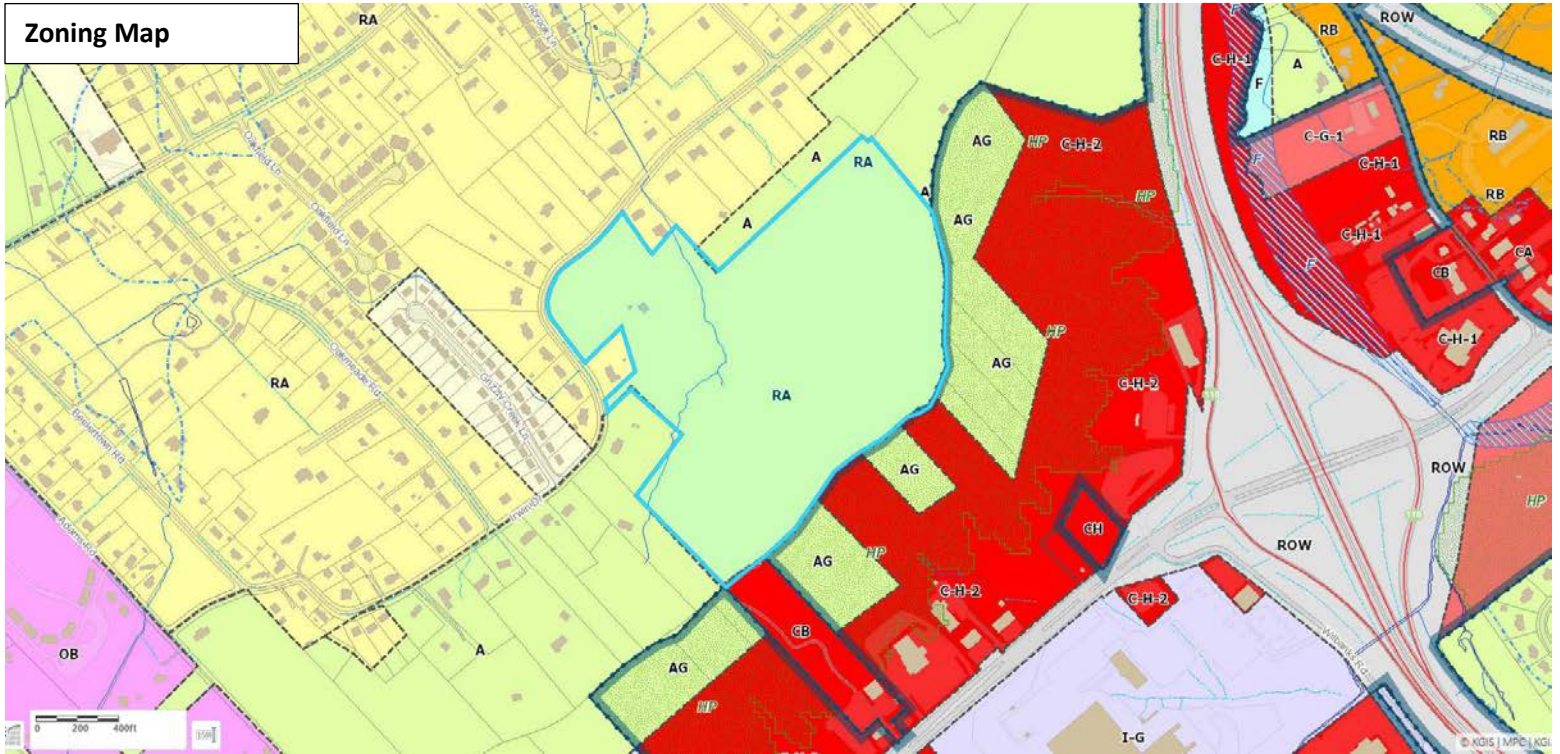
Original Print Date: 2/10/2022      Revised: Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: MP Development Group, LLC,  
Map No: 57  
Jurisdiction: County

0 250 Feet

N

# Exhibit B. 3-B-22-RZ Contextual Images



# Exhibit B. 3-B-22-RZ Contextual Images

Existing Land Use Map



Aerial Map



Reset Form



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

MP Development Group, LLC.

Option holder

Applicant Name

Affiliation

~~1/28/2022~~ 1/24/2022

March 10, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

3-B-22-RZ

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Robert G. Campbell

RGC&A

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

rcampbell@rgc-a.com

Phone

Email

## CURRENT PROPERTY INFO

Pam Clabough -Lisa, Tim and Joseph Tucker

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

704 Irwin Drive

057 057

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

704 Irwin Dr. 1004'± From intersection of Fairlane Rd. 53.97 acres

General Location

Tract Size

City  County

7  
District

RA  
Zoning District

Agriculture/Forestry/Vacant

Existing Land Use

North County  
Planning Sector

LDR  
Sector Plan Land Use Classification

Planned Growth  
Growth Policy Plan Designation

### DEVELOPMENT REQUEST

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

### SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- Combine Parcels  
  Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

### ZONING REQUEST

Pending Plat File Number

Zoning Change  
 PR  
 Proposed Zoning

Plan Amendment Change  
 Proposed Plan Designation(s)

3.5 du/ac

Proposed Density (units/acre)

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

### STAFF USE ONLY

#### PLAT TYPE

- Staff Review  
  Planning Commission

#### ATTACHMENTS

- Property Owners / Option Holders  
  Variance Request

#### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Fee 2	Fee 3	Total
0324			\$3,298.50
			\$3,298.50

### AUTHORIZATION

*Chad Roberts*  
Applicant Signature

Chad Roberts

Please Print

*1-22-22*  
Date

Date

*865-237-4404*  
Phone Number

*lauralandchad@comcast.net*  
Email

*Pamela Clabough*  
Property Owner Signature

dotloop verified  
01/23/22 10:12 AM EST  
U26W-4OTL-UWAC-NKKS

Pamela S. Clabough

Please Print

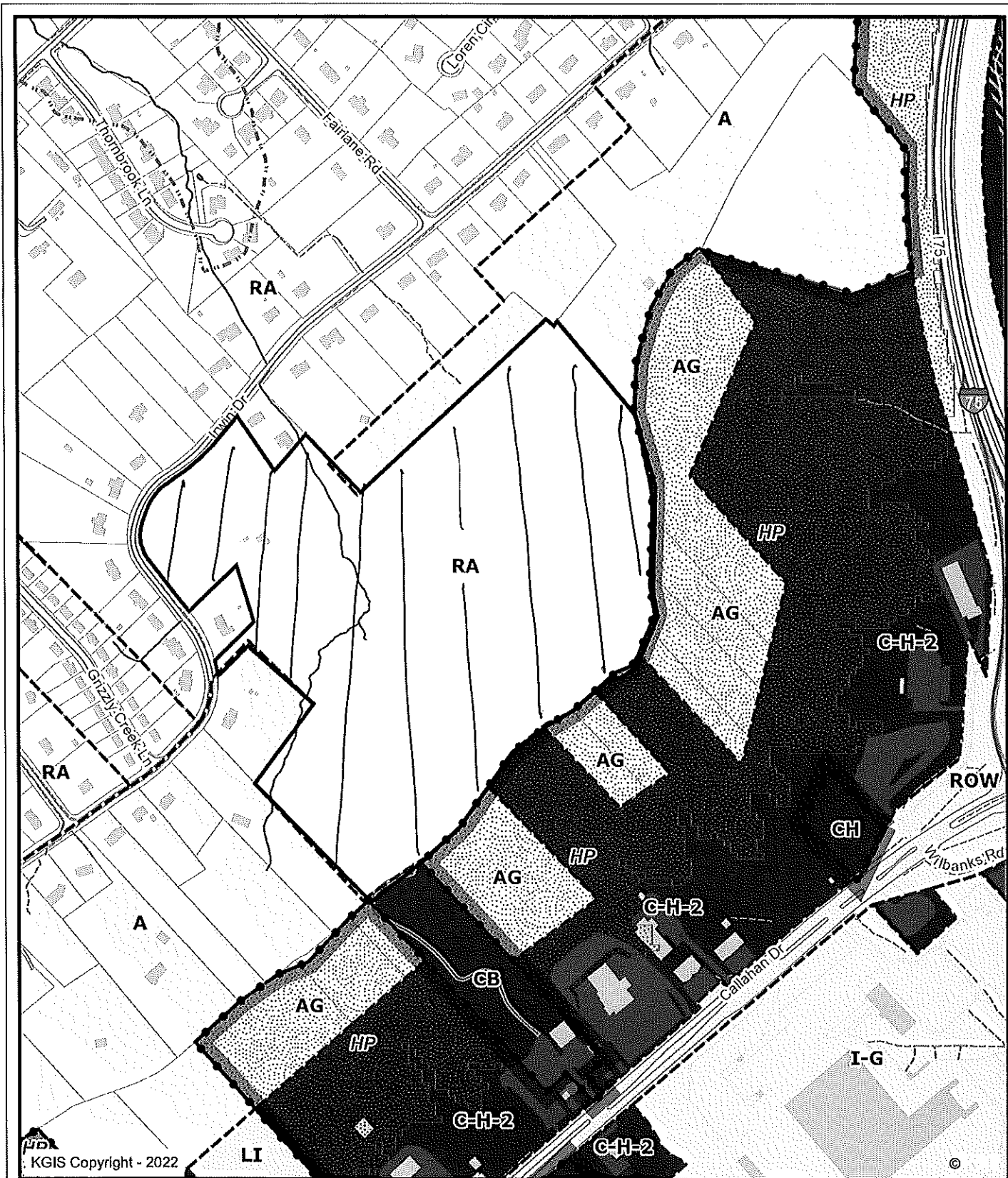
*01/22/2022*  
Date

Date

LA 1/24/22

swm 1/24/2022





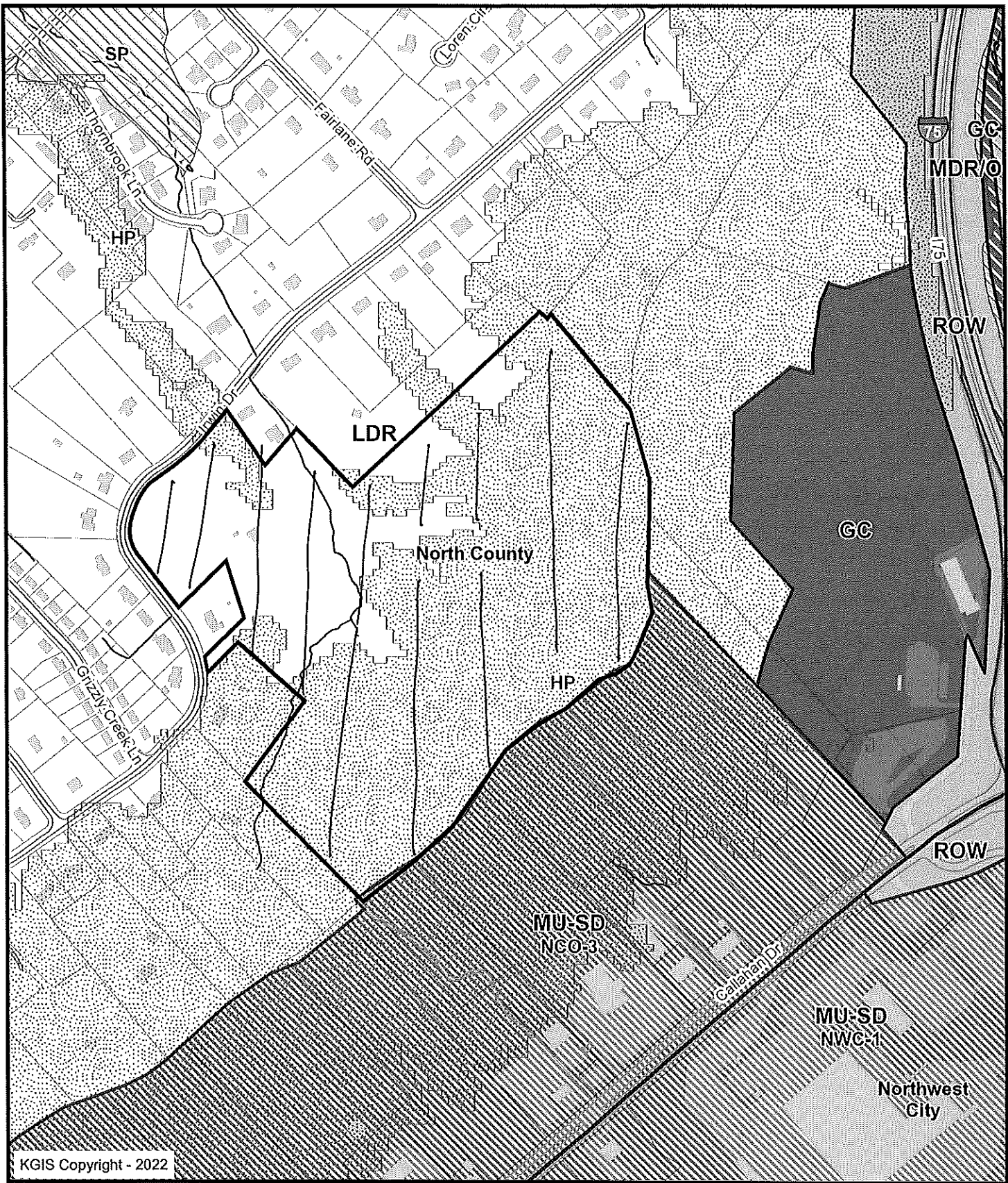
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### 704 Irwin Drive Rezoning

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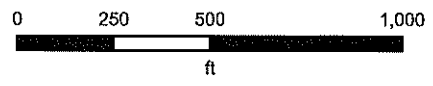


## 704 Irwin Drive Rezoning

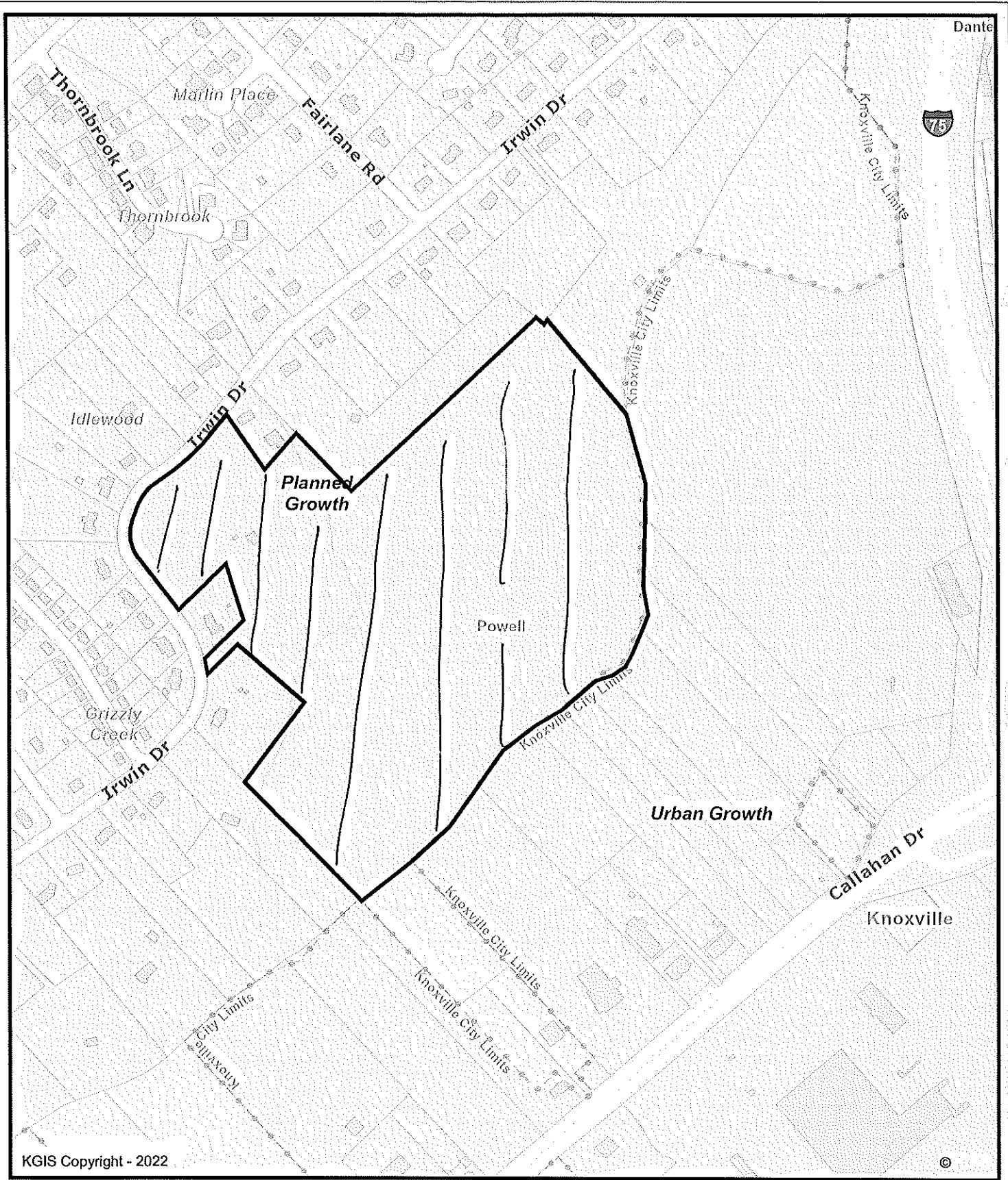
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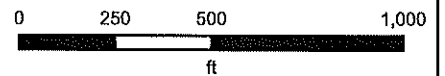
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## 704 Irwin Drive Rezoning

Knoxville - Knox County - KUB Geographic Information System

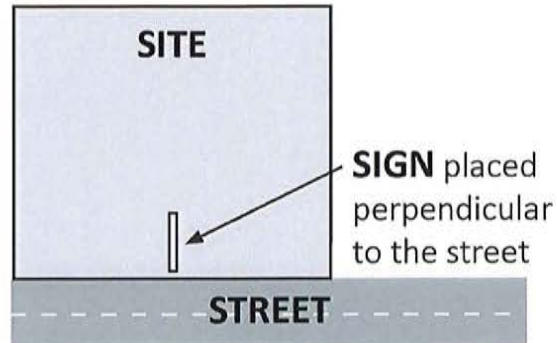


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### LOCATION AND VISIBILITY

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

### TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

Feb 23, 2022 and March 11, 2022  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: MP Development Group LLC

Date: 1/24/22

File Number: 3-B-22-RZ

- Sign posted by Staff
- Sign posted by Applicant