

REZONING REPORT

▶ **FILE #:** 6-H-23-RZ

AGENDA ITEM #: 26

AGENDA DATE: 6/8/2023

▶ **APPLICANT:** ROY ANDERSON AND STEPHEN PADGETT

OWNER(S): Roy Anderson

TAX ID NUMBER: 26 057

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 842 E RACCOON VALLEY DR

▶ **LOCATION:** Southeast side of Raccoon Valley Dr, east of Raccoon Woods Rd

▶ **APPX. SIZE OF TRACT:** 12.5 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Raccoon Valley Drive, a major arterial with a 19-ft pavement width inside a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

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

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

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

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Public/quasi-public land - A (Agricultural)

South: Agriculture/forestry/vacant - A (Agricultural)

East: Single family residential and agriculture/forestry/vacant - CA (General Business)

West: Agriculture/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low-density residential uses, though there an industrial node is nearby at the I-75 interchange.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the sector plan designation and with surrounding development, subject to one condition.**

ZONING CONDITION:

1) The portion of the parcel with slopes of 25% or greater shall be left undisturbed, as delineated in the slope analysis map.

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 has been transitioning from the A (Agricultural) zone to various residential, commercial, and industrial zones since the late 1980s. Surrounding subdivisions off of E Raccoon Valley Drive are zoned RA (Low Density Residential) and PR (Planned Residential) with up to 3.5 du/ac.

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

1. The PR (Planned Residential) zone is intended to provide options for residential development and allows clustering of residences to focus development on the optimal parts of the property to preserve more sensitive areas, such as steep slopes.
2. The rear of the subject property is within the HP (Hillside Protection) area. The PR zone is an appropriate consideration in this context because it enables concentrated development away from the ridge line.

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. Due to the mix of uses along this stretch of E Raccoon Valley Drive, no adverse impacts are anticipated from additional PR zoning of a similar density to that nearby. The site is located near an industrial node at the I-75 interchange on E Raccoon Valley Drive. The land use transitions from industrial uses to commercial and residential uses as the parcels get farther from the interstate.
2. Residential zones in the area consist of RA, the minimum lot size of which would yield 4 du/ac, and PR with a density of up to 3.5 du/ac. The recommended 3.5 du/ac is more consistent with surrounding development than the requested 5 du/ac.
3. The site is constrained, with a blue-line stream crossing the site approximately midway through the parcel and steep slopes of over 25% at the rear of the parcel. The slope analysis recommends a disturbance area of 2.96 acres within the HP portion of the site, and a density of 2.73 du/ac for the property, the combination of which yields 36 dwellings.
4. Clearing and grading this portion of the property could result in erosion and increased stormwater pollution. Considering these adverse effects, staff recommends approving the PR zone at the requested density with the condition that the area with slopes of 25% or higher be left undisturbed, as shown on the slope analysis map. This condition is supported by the following development policies of the General Plan: 1) Rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process [10.4]; 2) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat [9.2]; and 3) Provide incentives for conservation subdivisions to set aside large portions of open space and protect natural resources [9.4].
5. The PR zone requires development plan approval by the Planning Commission prior to construction. This will allow staff to review the plan and address issues such as traffic circulation, lot layout, drainage and other potential development concerns. It will also provide the opportunity for public input at the Planning Commission meeting.
6. E Raccoon Valley Drive is classified as a major arterial, so no traffic would be required through residential streets to reach this site.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac in the County's Planned Growth Area of the Growth Policy Plan.
2. The PR zone with up to 3.5 du/ac is supported by the General Plan, as is the condition to preserve the sloped area.
3. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 650 (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: 26 (public school children, grades K-12)

Schools affected by this proposal: Copper Ridge 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 7/24/2023. 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.