



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

▶ **FILE #:** 1-G-14-SP

AGENDA ITEM #: 27

AGENDA DATE: 1/9/2014

▶ **APPLICANT:** CHASE-SMITH DEVELOPMENT

OWNER(S): Rocky Smith and Mike Chase

TAX ID NUMBER: 120 E D 001 & 002

JURISDICTION: Council District 2

STREET ADDRESS: 7144 Deane Hill Dr

▶ **LOCATION:** Southeast side Deane Hill Dr., northeast Winchester Dr.

▶ **APPX. SIZE OF TRACT:** 5.1 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 18' of pavement width within 50' of right-of-way, or Winchester Dr., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION:** HDR (High Density Residential)

▶ **EXISTING LAND USE:** One duplex and one detached dwelling

▶ **PROPOSED USE:** Attached residential

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: MPC approved sector plan amendments to MDR on both of the subject parcels in 2013 (4-A-13-SP and 10-B-13-SP). These requests were withdrawn prior to final adoption by City Council.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Deane Hill Dr. - Detached houses / LDR

South: Railroad R-O-W, detached houses / LDR

East: House / LDR

West: Winchester Dr. - Duplex / LDR

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under R-1 and RP-1 zoning. There is a community recreation center to the southwest at the corner of Morrell Rd. and Deane Hill Dr., zoned OS-2. The apartments on the northeast corner of that intersection are zoned RP-1 at a density of 6-14 du/ac.

STAFF RECOMMENDATION:

► **DENY HDR (High Density Residential) sector plan designation.**

Approval of medium or high density residential uses for this site would be a spot plan amendment in an area surrounded by low density residential uses. The One Year Plan also proposes low density residential uses for this site and the surrounding area.

COMMENTS:

Both subject parcels were recommended by MPC for MDR uses and RP-1 zoning at a density of up to 10 du/ac in 2013. Those requests were withdrawn at City Council prior to final action. MPC staff maintains the same position from May and October that this location is not appropriate for medium or high density residential development, and if planned residential zoning is approved, the density should be limited to 5.99 du/ac, which is the maximum allowed under the current LDR plan designation.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made in the vicinity of this site. The development pattern for this and surrounding sites is well established as low density residential.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The West City Sector Plan appropriately designates this site for low density residential uses, consistent with the surrounding area. There is no medium density residential development or zoning along Deane Hill Dr. between Morrell Rd. and Lockett Rd., with the exception of the developing area south of Deane Hill Shopping Center, on the west side of Wellsley Park Rd., which has alternate access to Gleason Dr. The zoning along this section of Deane Hill Dr. includes either R-1 (Low Density Residential) or RP-1 (Planned Residential) at less than 6 du/ac, consistent with the low density residential plan designation within the City Limits of Knoxville. There is a site to the east, accessed by Prescott Way that is designated as MDR on the sector plan, but it is zoned RP-1 at a density of 1-5.9 du/ac, consistent with LDR, and it appears to be built out. There are no HDR designated properties in the immediate area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There has been no change in public/government policy at this time that warrants the requested amendment to the sector plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The development pattern for this and surrounding sites is well established as low density residential, and there is no reason to amend the plan for this site only.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: 1366 (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: 11 (public and private school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 2/4/2014 and 2/18/2014. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.