

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 11-C-22-DP **Related File Number:**
Application Filed: 9/23/2022 **Date of Revision:**
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: South side of W Governor John Sevier Hwy, west of Mountain Grove Drive
Other Parcel Info.:
Tax ID Number: 137 164.01,164.02,164.03 **Jurisdiction:** County
Size of Tract: 16.11 acres
Accessibility: Access is via W Governor John Sevier Highway, a major arterial with a pavement width of 45-ft within a right-of-way width of 112-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multi-dwelling development **Density:**
Sector Plan: South County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a forested area along W Governor John Sevier Highway adjacent to a large commercial node at the intersection with Chapman Highway. Single family residential homes on large lots with agricultural and low density residential zoning abut the property to the south.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 270 W GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 3-I-80-RZ: A to RA, 8-D-91-RZ: A to CA (Denied), 8-H-95-RZ: A to CA

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the development plan for 253 multifamily apartments, subject to 5 conditions.

Staff Recomm. (Full): 1) Meeting all zoning conditions as described in case 4-L-22-RZ (see comment 1B)
2) Providing a tree survey for review by Planning staff before clearing and grading activities begin within the 50-ft tree buffer along Governor John Sevier Highway
3) Submitting Phase 2 development plans for review by Planning staff to ensure compliance with the overall plans as shown presently
4) Meeting all applicable requirements of the Knox County Zoning Ordinance
5) Meeting all requirements of the Knox County Engineering and Public Works during permit review

Comments: This proposal is to create a total of 287 multifamily apartments on an approximately 20-acre site that straddles the City and the County. The development will be built in two phases with 225 units being built in phase one and 62 units in phase two. This development review focuses on the 253 units that will be built in the PR (Planned Residential) zoned property in the County, but also considers the pedestrian connection to the commercial node and transit in the City.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The 16.11-acre portion of the property that is in the County is zoned PR with a permitted density of up to 18 dwelling units per acre (du/ac). With both phases of construction, a total of 253 units are proposed in the County, which is under the 18 du/ac maximum.

B. The following conditions were placed on the property at the time of its rezoning to PR:

i) Maintain a tree buffer with 50-ft of depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete. The landscaping plan and berm profiles reflect compliance with the intent of this condition, even though the existing berm will be partially graded to accommodate apartment buildings. High visibility protection fencing will be installed prior to construction to protect as much existing vegetation as possible. Any trees that are lost due to grading will be replaced within the 50-ft buffer at a 1:1 ratio, as verified by a tree survey.

ii) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.

No clearing or grading of the site has occurred presently.

iii) Provide a vegetated buffer consisting of a Class B landscape screen of 20-ft in depth adjacent to the RA and A zoned parcels on the south side of the property.

The landscaping plan shows a 20-ft Class B vegetative buffer along the rear of the property where it abuts RA (Low Density Residential) and A (Agricultural) zoned parcels.

iv) Provide a pedestrian connection to the large adjacent commercial node to the east that is served by transit.

The sidewalk extension plan shows a pedestrian connection to the bus stop in the commercial node to the east. The pathway of the sidewalk was developed by the applicant after discussion with City and Planning staff about the safest possible route.

C. Approximately 4 acres of the subject property are in the City boundary and are zoned C-H-2 (Highway Commercial). The proposed multifamily development is permitted by right in the C-H-2 zoning district. Therefore, it is not subject to Planning Commission review except for consideration of the PR zoning condition regarding pedestrian connectivity to the commercial node that is served by transit.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. The proposed development ensures pedestrian needs are being met by providing an extensive sidewalk to the adjacent commercial node and bus stop (Policy 2.13).

B. The development plan adheres to strengthened Scenic Highways Program regulations and enforcement (Policy 6.11).

3) SOUTH COUNTY SECTOR PLAN

A. The property is classified as MDR (Medium Density Residential), which allows consideration of residential densities greater than 12 du/ac if the property is located within 1/4 mile of transit service with a sidewalk connection. The subject property's close proximity to a bus stop and the applicant's plan for sidewalk development permit the current PR density of up to 18 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The proposed development is compatible with its location within the Planned Growth boundary. The purpose of the Planned Growth boundary is to encourage a reasonably compact pattern of development, promote expansion of Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services.

Action: Approved **Meeting Date:** 11/10/2022

Details of Action:

Summary of Action: Approve the development plan for 253 multifamily apartments, subject to 5 conditions.

Date of Approval: 11/10/2022 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**