

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 11-D-14-RZ **Related File Number:**
Application Filed: 9/29/2014 **Date of Revision:**
Applicant: PARTNERS V, LLC

PROPERTY INFORMATION

General Location: South side Mercury Dr., west of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 118 018 AND ADJACENT R-O-W OTHER: INCLUDING **Jurisdiction:** County
Size of Tract: 2.15 acres
Accessibility: Access is via Mercury Dr., a local street with 20' of pavement width within 70' of right-of-way. The property also has frontage on Yarnell Rd., a major collector street with 25' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and house
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5.6 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (NWCO-4)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of uses, including residential of various densities, office and commercial, under A, PR, BP, PC and OB zoning.

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

Street: 10644 Mercury Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay) and PC (Planned Commercial) / TO
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the north and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential)/TO (Technology Overlay) zoning at a density of up to 5.6 du/ac, as requested.

Staff Recomm. (Full): PR/TO is an appropriate zone for residential development of this site. PR/TO zoning and development is a logical extension of similar uses from the north and west and is consistent with the sector plan proposal for the site.

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. PR/TO is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.
2. The site has frontage on two streets, making it more appropriate for increased residential density than if it had sole access to a local street.
3. The requested density of up to 5.6 du/ac is consistent with other development in the immediate area.
4. This proposed amendment of the zoning map will not adversely affect any other part of the County, and the site plan approval required by the Tennessee Technology Corridor Development Authority (TTCDA) provides that no direct or indirect adverse effects will result from the change of zoning.

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

1. PR zoning 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. Staff maintains that PR is the most appropriate zone for the proposed residential development of this site.
3. Site plans will be subject to review and approval of a development plan by the Tennessee Technology Corridor Development Authority (TTCDA), since the property is located within the TO overlay (11-B-14-TOR)

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. PR/TO zoning at the recommended density will allow reasonable use of the property for residential development, while maintaining compatibility with surrounding development and zoning.
2. The requested density of 5.6 du/ac would allow for a maximum of 12 dwelling units to be proposed for the site. That number of attached units would add approximately 142 vehicle trips per day to the street system and would add approximately 2 children under the age of 18 to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Public water and sanitary sewer utilities are available to serve the 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 Northwest County Sector Plan designates this site within a mixed use special district (MU-SD-NWCO4). PR zoning in the medium density range is appropriate for consideration within this district.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The proposal does not present any apparent conflicts with any other adopted plans.
4. Because of the property's location within the TO overlay, a Certificate of Appropriateness for the rezoning must also be approved by TTCDA. This request is scheduled to be considered by TTCDA on November 10, 2014 (11-B-14-TOR).

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

Action: Approved **Meeting Date:** 11/13/2014

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE PR (Planned Residential)/TO (Technology Overlay) zoning at a density of up to 5.6 dwelling units per acre

Date of Approval: 11/13/2014 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/15/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: