

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-E-23-DP Related File Number:
Application Filed: 9/27/2023 Date of Revision:
Applicant: RETREAT AT HARDIN VALLEY

PROPERTY INFORMATION

General Location: South & east sides of Schaeffer Rd, south of Hardin Valley Rd, east of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 104 093 (PART OF) Jurisdiction: County
Size of Tract: 12 acres
Accessibility: Access is via Schaeffer Rd, a major collector with a pavement width of 40-ft within a 55-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multi-dwelling development Density: 6.33 du/ac
Sector Plan: Northwest County Sector Plan Designation: MDR/O (Medium Density Residential/Office), HP (
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Hardin Valley Rd at Pellissippi Parkway is a major commercial area. Schaeffer Rd heading south turns into single family residential subdivisions.

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

Street: 2122 SCHAEFFER RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), TO (Technology Overlay), PR(k) (Planned Residential) up to 6.5 du/ac, OB(k) (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone:
History of Zoning: The PR portion of the property was rezoned in 2014 (5-C-14-RZ). The Technology Overlay was added in 1983 (12-V-83-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for a 72-unit multifamily development and 2 duplexes (4 units), on the PR (Planned Residential) portion of the site, as depicted on the site plan, subject to 6 conditions.

Staff Recomm. (Full):
1) Adhering to all conditions of the rezoning (5-C-14-RZ), there shall be no clearing or grading until development plan is approved and 100 ft setback and 40 ft non-disturbance buffer where abutting the residential subdivision (Harrison Springs).
2) Implementing the roadway improvements required by Knox County Engineering and Public Works during permitting, as outlined in the Schaeffer Road Apartments Traffic Impact Study prepared by Cannon & Cannon, Inc. (June 19, 2023). A Memorandum of Understanding with Knox County Engineering and Public Works is required for all road improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
3) The maximum height of the multi-dwelling structures shall be 40 ft.
4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
5) Meeting all requirements of the Knox County Department of Engineering and Public Works.
6) Obtaining TTCDA approval of the development plans (Case 11-A-23-TOB).

With the conditions noted, this plan meets the requirements for approval in the PR and PC districts and the criteria for approval of a development plan.

Comments:

The applicant is seeking approval to construct a 220-unit multi-dwelling (apartment), including 2 duplexes on the subject property. The property has 3 different zones, PC (Planned Commercial), OB (Office, Medical, and Related Services), and PR (Planned Residential) up to 6.5 du/ac, and is also in the TO (Technology Overlay) zone.

The PC and PR zones require development plan approval. The PR portion of the property will consist of 3 (three) 3-story multi-dwelling structures (72 units) and 2 duplexes (4 units), a 4-bay garage, trash compactor, and maintenance building. There are no proposed structures within the PC zone, but the single driveway entrance off of Schaeffer Rd goes through the PC zone. The remaining units are in the OB zone and are not subject to use on review approval. However, the entire parcel is in the TO zone, subject to TTCDA Design Guidelines. This development was reviewed as part of the TTCDA process.

The traffic study recommends extending the storage length of the westbound left turn lane at the intersection of Hardin Valley Road at Schaeffer Road / Cherahala Boulevard. The storage should be extended by 100 ft and should include a bay taper with a length of 160 ft. A Memorandum of Understanding with Knox County Engineering and Public Works is required for all road improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).

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

PC (Planned Commercial) and PR (Planned Residential) up to 6.5 du/ac / TO (Technology Overlay):
A. The PR zone allows multi-dwelling structures and duplexes as permitted uses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
B. This PR zone district is approved for a maximum of 6.5 du/ac. The proposed density is 6.33 du/ac on 12 acres zoned PR.
C. The proposed buildings are 3 stories and 38 ft tall. The OB zone has a maximum height of 45 ft. The Planning Commission determines the maximum height for any use other than houses and duplexes in

the PR zone. Staff recommends a maximum height of 40 ft for the multi-dwelling structures for the PR zone. Additionally, this site sits below the abutting subdivision and there is already a 40 ft non disturbance buffer than includes tall mature trees.

D. There were conditions placed on the rezoning of the PR (Planned Residential) zoned portion of the property (5-C-14-RZ): there shall be no clearing or grading until development plan is approved, and there shall be a 100 ft setback along the peripheral boundary and a 40 ft no disturb buffer along the southern and southwestern lot lines abutting the single-family subdivision (Harrison Springs).

E. The TO zone requires design guideline review by the TTCDA (Tennessee Technology Corridor Development Authority) for all residential developments besides single-family residences and duplexes. The building setbacks adhere to either the zoning district or the TTCDA guidelines, whichever is more stringent. In this case, a 100 ft setback will be required along the peripheral boundary where the subject property abuts residential uses.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (2.13) Review development plans to ensure pedestrian needs are being met and that the sidewalk network's continuity is being achieved, especially in the school parental responsibility zones. - There is a sidewalk along the frontage of Schaeffer Rd that was installed during the realignment of Schaeffer Rd in 2018. An internal sidewalk system runs throughout the entire development and connects all the way to Schaeffer Rd.

B. (4.3) Develop and use guidelines to foster good architectural design, landscaping, and aesthetically-pleasing streetscapes. - This property is in the TO zone, subject to TTCDA Design Guideline requirements. The TTCDA Design Guidelines have standards for site design, building design, and landscaping.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified MDR/O (Medium Density Residential/Office), which allows medium density residential uses at densities up to 5-12 du/ac. The proposed development within the PR zone has a density of 6.5 du/ac.

B. This property is in the Hillside Protection Area. Approximately 20.3 acres will be disturbed over the total 27.1 acres. However, this property has been previously disturbed, first with the road improvements on Schaeffer Road, then on the subject property in 2013. Some of the steep slopes at the front of the property are a result of the grading that was done with the Schaeffer Road improvements.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 11/9/2023

Details of Action:

Summary of Action: Approve the development plan for a 72-unit multifamily development and 2 duplexes (4 units), on the PR (Planned Residential) portion of the site, as depicted on the site plan, subject to 6 conditions.

Date of Approval: 11/9/2023 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**