

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTH COUNTY SECTOR PLAN AMENDMENT

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

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File Number: 2-B-15-SP **Related File Number:** 2-B-15-RZ
Application Filed: 12/4/2014 **Date of Revision:** 1/21/2015
Applicant: TDK CONSTRUCTION COMPANY

PROPERTY INFORMATION

General Location: Southeast side W. Emory Rd., southwest of Central Avenue Pike
Other Parcel Info.:
Tax ID Number: 57 002,00301&00302 OTHER: 056-125 **Jurisdiction:** County
Size of Tract: 14.6 acres
Accessibility: Access is via W Emory Rd., a major arterial with 60' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use:
Proposed Use: Luxury apartments (up to 250 units) **Density:** 19 du/ac
Sector Plan: North County **Sector Plan Designation:** MU-SD (NCO-4)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is approximately .75 miles west of the Emory Rd./I-75 interchange, .2 miles east of the Powell Branch Library, and Beaver Creek is along the southeast property boundary. The Emory Road interchange area is developing into a regional employment center, in part because of supportive services around the Tennova North hospital and continued expansion of commercial development.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: Rezoned PC in 2012 (8-H-12-RZ)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (NCO-4) (Mixed Use - Special District - North County)

Requested Plan Category: HDR (High Density Residential)

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE an amendment to the Emory Road/I-75 Mixed Use District (NCO-4) to allow consideration of MDR up to 24 dwelling units per acre for the subject properties in the PR (Planned Residential) zone. (Applicant requested High Density Residential [HDR]).

Staff Recomm. (Full): The NCO-4 district is an expanding employment center around I-75 interchange that includes the Tennova North hospital and large commercial developments. On the western edge of the district, the boundary extends west of Central Avenue Pike and Heiskell Road so that all four corners of this Emory Road intersection have similar development intensities. The subject properties are uniquely situated in that the Beaver Creek floodplain creates a logical termination for higher intensity uses and natural buffer to the west and south, and MDR uses are considered an appropriate transitional development type between higher and lower intensity development. In addition, the Knoxville city limits are within close proximity being immediately east of Central Avenue Pike, along with the Urban Growth Boundary of the Growth Policy Plan. While the proposed amendments only include the subject properties, the entire NCO-4 district should be studied to determine if additional areas should be allowed consideration of increased residential density – particularly areas in the City and Urban Growth Boundary.

Comments: 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:

1) Before the 2012 update to the North County Sector Plan the improvements to Emory Road were complete and the new Powell Drive (which functions as an extension of the improved Emory Road) had started construction. Powell Drive is now complete as of 2015.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1) The NCO-4 district (including the subject properties) west of Central Avenue Pike and Heiskell Road, are within the Planned Growth Area (PGA) of the Growth Policy Plan.
- 2) The NCO-4 district, between Central Avenue Pike/Heiskell Road and I-75, are either in the City or the Urban Growth Boundary (UGB).
- 3) The MDR land use classification allows consideration of densities above 12 dwelling units per acre, however, recommends that the property "should be within 1/4 mile of transit service with sidewalk connections to transit service". The subject properties are not within 1/4 mile of transit service.
- 4) The subject properties have sidewalk connections and are less than a 1/4 mile to a public library and a proposed community/regionally-oriented shopping center.
- 5) The greater area around the I-75 and Emory Road interchange is developing into a regional employment center, anchored by the Tennova North hospital and surrounding supportive uses, and the existing/proposed commercial development.
- 6) On the south side of Emory Road, the Beaver Creek floodplain provides a buffer to uses south of the creek which are within the UGB.
- 7) The subject properties are the western most boundary of the NCO-4 district and are currently zoned PC (Planned Commercial). The adjacent property to the west is currently vacant and has a Low Density Residential (LDR) sector plan designation, however, the property has limited capacity for development because the Beaver Creek floodplain covers a majority of the property.
- 8) Emory Road has been improved to 4 travel lanes, 1 continuous turn lane, and sidewalks.
- 9) A greenway along Beaver Creek has been proposed that, if completed, will run along the southern portion of this property and could potentially provide connections to Clinton Highway (west) and Maynardville Highway (east).
- 10) With availability of employment, shopping, public services (library), infrastructure, and potential

greenway connections, the subject properties can accommodate densities above 12 dwelling units per acre. With the exception of transit not currently being available, the area provides access to levels of service similar to other urban areas.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:
Not applicable.

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

- 1) The former airport site, west of I-75 and south of Emory Road, is currently proposed to be a large shopping center. If this development materializes and begins to fill out, other properties along Emory Road that are largely underutilized will begin to be redeveloped into more intense uses.
- 2) MDR development at the edges of this NCO-4 district can provide population intensities to support the commercial/office development in the area and be a transitional use to surrounding LDR areas.

Action: Approved **Meeting Date:** 2/12/2015

Details of Action:

Summary of Action: Adopt Resolution #2-B-15-SP amending the North County Sector Plan to allow consideration within the Emory Road/I-75 Mixed Use District (NCO-4) of MDR (Medium Density Residential) up to 24 dwelling units per acre for the subject properties (increase from 12 du/ac) and recommend the Knox County Commission approve the amendment.

Date of Approval: 2/12/2015 **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: 3/23/2015

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: