# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 2-F-15-RZ Related File Number:

**Application Filed:** 12/5/2015 **Date of Revision:** 

Applicant: FIRST KNOX REALTY, LLC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.•knoxmpc•org

#### PROPERTY INFORMATION

**General Location:** East side Snyder Rd., north side Outlet Dr.

Other Parcel Info.:

Tax ID Number: 130 174 Jurisdiction: County

Size of Tract: 13.36 acres

Accessibility: Access is via Snyder Rd., a minor collector street with 20' of pavement width within 50' of right-of-way,

or Outlet Dr., a 3 lane, major collector street with 36' of pavement width within 100' of right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land

**Surrounding Land Use:** 

Proposed Use: Apartments Density: 12 du/ac

Sector Plan: Northwest County Sector Plan Designation: MDR

Growth Policy Plan: Urban Growth Area (Farragut)

Neighborhood Context: This area just north of I-40/75 is developed with a mix of uses, including low and medium density

residential, office and commercial. The site is located about a half mile east of the N. Campbell Station

Rd//I-40-75 interchange, which is developed primarily with commercial uses.

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

Street: 11616 Snyder Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at up to 6.5 du/ac

Former Zoning:

Requested Zoning: PR (Planned Residential) at up to 12 du/ac

Previous Requests: PR zoning and density and MDR plan designation were approved by MPC in 2007 (3-E-07-RZ/3-B-07-S

**Extension of Zone:** Yes, extension of PR zoning density from the east

**History of Zoning:** A sector plan amendment to MDR and rezoning to PR at current density were approved for this

property in 2007 (3-E-07-RZ/3-B-07-SP).

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

4/20/2015 02:13 PM Page 1 of 3

**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) zoning at a density of up

to 12 du/ac.

Staff Recomm. (Full): PR zoning at the requested density is consistent with the sector plan designation and will allow uses

compatible with the surrounding land uses and zoning pattern. The site is relatively flat with few environmental constraints, so is appropriate for development at the maximum density allowed under the MDR sector plan designation. The request is a logical extension of zoning density from the east.

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. This site is accessed from either Outlet Dr., a major collector street, or Snyder Rd., a minor collector street, and is about a half mile east from an interstate interchange. Outlet Dr. was recently improved and extended west from Lovell Rd. to N. Campbell Station Rd.
- 2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for medium density residential uses on the sector plan, consistent with the proposal.
- 3. The proposed medium density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern. The Farragut Town limits are across the street to the west from the subject property and the subject property is within Farragut's Urban Growth Boundary on the Growth Policy Plan. Officials from Farragut were notified of this request and have not indicated any objections.
- 4. The site is appropriate to be developed under PR zoning at the maximum permissible density in the MDR category. The site does not have significant slope or other environmental constraints, and has access to a major collector street.
- 5. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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 this development.

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. At the requested density of up to 12 du/ac on the 13.36 acres reported, up to 160 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 1456 trips to the street system and about 37 children to the school system. If more than 75 units are proposed, a traffic impact study will be required to be submitted along with development plans.
- 2. PR zoning at the recommended density is compatible with surrounding development and should

4/20/2015 02:13 PM Page 2 of 3

have a minimal impact on adjacent properties.

3. 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 proposes medium density residential uses for this property, consistent with the requested PR zoning at up to 12 du/ac.
- 2. The site is located within the Urban Growth Area of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Town of Farragut has been notified of this request and has not presented any objections to this proposal.
- 3. Approval of this request does not appear to violate policies of any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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:	2/12/2015
Details of Action:				
Summary of Action:	RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) zoning at a density up to 12 dwelling units per acre.			
Date of Approval:	2/12/2015	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?:   Action Appealed?:			
	LEGIS	LATIVE ACTION AND DIS	POSITION	
Legislative Body:	Knox County Co	ommission		
Date of Legislative Action:	3/23/2015 Date of Legislative Action, Second Reading:			j:
Ordinance Number:	Other Ordinance Number References:			
Disposition of Case:	Approved	Disposition of	sposition of Case, Second Reading:	

If "Other":

Amendments:

Effective Date of Ordinance:

If "Other":

Amendments:

**Date of Legislative Appeal:** 

4/20/2015 02:13 PM Page 3 of 3