

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR 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: 4-D-17-RZ **Related File Number:** 4-B-17-PA
Application Filed: 2/27/2017 **Date of Revision:**
Applicant: ECG MARTIN MILL LP

PROPERTY INFORMATION

General Location: Northeast side E. Martin Mill Pike, northwest side Lippencott St.
Other Parcel Info.:
Tax ID Number: 109 A K 00202 & 007 **Jurisdiction:** City
Size of Tract: 6.4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 30 du/ac
Sector Plan: South City **Sector Plan Designation:** MDR & MU-SD (SC-4)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 2712 E Martin Mill Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning: RP-2 (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: SWMUD-2 (South Waterfront Mixed Use District II)
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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at the requested density of up to 30 du/ac, subject to 1 condition.

Staff Recomm. (Full):

1. Within the areas depicted on the attached map as non-disturbance areas, no clearing or grading shall occur, with the exception of kudzu removal, if desired.

With the recommended condition, this site is appropriate to be developed under RP-2 zoning at up to 30 du/ac. The property is currently zoned C-4, which could lead to extensive clearing and grading of the steeper portions of the site for any number of commercial uses, with no review required by MPC. The recommended rezoning will prevent further, unnecessary commercial development in the area, prevent the clearing and grading of the hillside, and allow compatible infill development at an appropriate location.

Comments:

Note: This report has been revised to correct the anticipated number of school aged children that would be generated with the proposed development. MPC's Development Services database application has a built-in function to calculate estimated student yield from proposed residential development. The calculator generates estimates for four housing types: single-dwelling detached, single-dwelling attached, multi-dwelling (apartment), and mobile home. Each of those four types has its own student yield rate. Those rates were tabulated from U.S. Census Bureau population and housing samples.

MPC staff partners with Knox County Schools to assist with the generation of enrollment projections. That effort relies on a computerized projection model, and in its calculations, that model uses student yield rates by housing type (different from those used by MPC's Development Services application). The yield rates used in the KCS projection model are derived from close examination of actual student counts at residential addresses, including multi-dwelling complexes. Based on the tabulation of local data, the student yield rate for apartments used in the computer model is much lower than that calculated from Census Bureau data.

Staff is in the process of updating the Development Services calculator to bring it inline with the student yield rates used in the KCS projection model. In so doing, the student yields for this proposal were recalculated with the yield rates used by KCS. The change is substantial, but it is much more representative of actual local student yields.

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. RP-2 zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Rezoning of the site for this planned residential development will prevent this site from being developed with C-4 commercial uses, which would likely involve extensive grading of the site, with no review by MPC.
3. Staff has produced the attached slope analysis for the site, showing steep slopes in the northwest and northeast portions of the site. Based on that slope analysis map and the attached topography map, staff has recommended that those steepest areas remain undisturbed. A condition is recommended that those areas remain undisturbed, with the exception of kudzu removal. There is significant kudzu growth on the hillsides of the site. The applicant has provided the attached conceptual drawing of the proposed development and it appears that no development is proposed within the recommended non-disturbance areas.
4. The RP-2 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. RP-2 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 RP-2 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. The recommended RP-2 zoning is compatible with the surrounding land uses and zoning pattern.
2. RP-2 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing minor collector streets with a traffic signal to access Chapman Hwy. are adequate to handle the additional traffic generated by allowing high density residential uses on the site.
4. The proposed RP-2 zoning at a density of up to 30 du/ac would allow for a maximum of 192 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 1715 vehicle trips per day to the street system and would add approximately 3 children under the age of 18 to the school system.
5. A traffic impact study will be required to be submitted along with the development plan if the proposed development is projected to generate 750 trips per day or more, which appears likely.
6. The RP-2 zoning district stipulates that the amount of land set aside for permanent usable open space and recreational use shall be 15 percent of the gross developable area. Staff will expect that the development will include some recreational space in addition to the open space that will be required within the recommended non-disturbance areas.

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. With the recommended amendment to the City of Knoxville One Year Plan to high density residential on the accompanying application (4-B-17-PA), RP-2 zoning will accurately reflect the zoning and future development of the site.
2. With the recommended amendment to the South City Sector Plan to high density residential on the accompanying application (4-D-17-SP), RP-2 zoning at the requested density would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended RP-2 zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 5/11/2017

Details of Action:

Summary of Action: RP-2 (Planned Residential) zoning at a density up to 30 dwelling units per acre, subject to 1 condition.

Date of Approval: 5/11/2017 **Date of Denial:** **Postponements:** 4/13/2017

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/6/2017

Date of Legislative Action, Second Reading: 7/6/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: