

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

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-F-14-PA **Related File Number:** 4-M-14-RZ
Application Filed: 3/4/2014 **Date of Revision:**
Applicant: KNOXVILLE CITY COUNCIL

PROPERTY INFORMATION

General Location: North side S. Northshore Drive, west side Thunderhead Road
Other Parcel Info.:
Tax ID Number: 154 093, 094.04 **Jurisdiction:** City
Size of Tract: 10.1 acres
Accessibility: Access is via Thunderhead Rd., a local, boulevard street within 85' of right-of-way, or S. Northshore Dr., a major arterial street with 20' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 246 dwelling units
Sector Plan: Southwest County **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is near the southwest corner of the Northshore Town Center Development, zoned TC-1 and PC-1. It is located south of the new Northshore Elementary School and north of an established office/commercial building, in the TC-1 zone.

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

Street: 0 Thunderhead Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OS-2 (Park and Open Space) & TC-1 (Town Center)
Former Zoning:
Requested Zoning: RP-2 (Planned Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: TC-1 zoning was established on this site in 2005 (8-F-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Use) (TND-1) (TC-1)

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: Buz Johnson

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE HDR (High Density Residential) One Year Plan designation.

Staff Recomm. (Full): Allowing high density residential uses at this location within the town center development will bring more residents to the area to support the surrounding town center uses. Previous town center plans had shown apartments to the north of this site where the new Northshore Elementary School is now located. This site had been designated for townhouses. Both of these uses would have required residential densities at least in the medium density range. The location of 246 apartments on this site as proposed may be more appropriate as it is closer to Northshore Dr. and more on the edge of the overall town center development.

Comments: A previous rezoning for this property under file #1-H-14-RZ was appealed to City Council and heard at their February 18, 2014, meeting. The previous applicant, Flournoy Development, had requested rezoning from RP-1 (Planned Residential) @ less than 24 dus/ac, along with sector plan and One Year Plan requests for medium density residential. City Council referred the rezoning back to MPC and requested that changes to the property's zoning, and sector plan and One Year Plan designations be considered to allow the proposed density of 246 dwelling units.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (may meet any one of these):

- A. AN ERROR IN THE PLAN - The One Year Plan currently designates the site for mixed uses, limited to TC-1 or TND-1 zoning, consistent with the current TC-1 zoning. However, neither the current TC-1 zoning nor TND-1 can accommodate the residential density that is proposed. It was not anticipated that the plan designation would need to be changed because of the mix of uses permitted in TC-1 zoning, but as the development has progressed, the need for plan amendments has arisen.
- B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - The Northshore Town Center development has been planned since the early 2000's. Roads and utilities were planned to support intense development. With the previous apartment site now the location of a school, it is more feasible to locate apartments at the new location.
- C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - Initially, it was thought that TC-1 zoning could accommodate the mix of uses that would be desired. But, with the plan amendment that was approved for commercial uses in the eastern portion of the site, the precedent was set for some changes as needed. The intent of the town center concept can still be maintained under the proposed planned residential zoning, which can reference the approved town center design guidelines.
- D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - With the new school being developed on the site to the north that was proposed for apartments, a reconsideration of the original plan proposal is warranted.

Action: Approved

Meeting Date: 4/10/2014

Details of Action:

Summary of Action: HDR (High Density Residential) One Year Plan designation.

Date of Approval: 4/10/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/13/2014

Date of Legislative Action, Second Reading: 5/27/2014

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: