

**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-M-14-RZ                      **Related File Number:** 4-F-14-PA  
**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:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential development                      **Density:** 246 dwelling units  
or 24.4 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Mixed Use  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

**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:**  
**History of Zoning:**

**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 RP-2 (Planned Residential) at a density not to exceed 246 units for the subject property, subject to the following condition:

**Staff Recomm. (Full):** 1. Development plans should maintain a connected vehicle and pedestrian circulation network that is consistent with the previously approved town center development plan, provide recreation facilities and amenities internal to the development, provide off-street parking areas designed to minimize the visual impact from Thunderhead Road, and provide building design elements and locations that are consistent with the approved design guidelines for the adjacent TC-1 (Town Center) zone district.

With the above recommended condition, the proposed rezoning will allow appropriate development that will be consistent with the intent of the Northshore Town Center development plan and TC-1 zoning.

**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. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern. Town center development is intended to support a mix of uses, including residential in all density ranges. The recommended condition will help to ensure that the future development will meet the general intent of the TC-1 zoning district and the approved Northshore Town Center development plan.
2. RP-2 zoning at the recommended density is needed to support the number of units needed for a viable project. On this site, which is smaller than the original site planned for apartments to the north, the density is greater than what can be accommodated in TC-1 zoning.
3. RP-2 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, site lighting, traffic circulation, access, drainage and other potential development concerns, as well as compliance with the Northshore Town Center Design Guidelines. It will also give the opportunity for public comment at a public hearing.
4. It should be noted that the subject property is within 1,000 ft. of Northshore Drive, a Scenic Highway, as designated by the Scenic Highway System Act of 1971 (TCA 54-17-114). The act stipulates that the height limitations imposed by the act do not apply to properties zoned TC-1, or a similar zoning classification, such as RP-1, which requires development plan review and allows a mix of uses. Virtually all of the Northshore town center site would qualify under this provision.

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.
3. It should be expected that the development's design will be consistent with the design principles called for in the TC-1 (Town Center) zoning.

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 recommendation is compatible with surrounding development and will have a minimal impact on adjacent properties. Allowing higher density residential development within the Town Center will bring more residents to the area, further enhancing the viability of the overall development.
2. Approval of RP-2 zoning at the recommended density will allow the applicant to submit a development plan for up to 246 dwelling units for MPC's consideration. If developed with multi-dwelling attached residential uses, as proposed, this would add approximately 2143 vehicle trips per day to the street system and would add approximately 38 children under the age of 18 to the school system.
3. Public water and sewer utilities are in place 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. With approval of the One Year Plan amendment to HDR, RP-2 zoning at the requested density of 246 units would be consistent with the plan.
2. With approval of the Southwest County Sector Plan amendment to HDR, RP-2 zoning would be consistent with the plan. There is an accompanying sector plan amendment request for the site requesting a change from MU to HDR (4-G-14-SP).
3. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 4/10/2014

**Details of Action:**

**Summary of Action:** RP-2 (Planned Residential) at a density not to exceed 246 units for the subject property, subject to 1 condition.

**Date of Approval:** 4/10/2014 **Date of Denial:** **Postponements:**

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

### **LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knoxville City Council	<b>Date of Legislative Action, Second Reading:</b>	5/27/2014
<b>Date of Legislative Action:</b>	5/13/2014	<b>Other Ordinance Number References:</b>	
<b>Disposition of Case:</b>	Approved	<b>Disposition of Case, Second Reading:</b>	Approved
<b>If "Other":</b>		<b>If "Other":</b>	
<b>Amendments:</b>		<b>Amendments:</b>	
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>	