

CASE SUMMARY

APPLICATION TYPE: REZONING

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: 5-C-14-RZ **Related File Number:**
Application Filed: 3/25/2014 **Date of Revision:**
Applicant: PHILIP GARRETT

PROPERTY INFORMATION

General Location: East side Schaeffer Rd., south of Hardin Valley Rd., west of Thompson Rd.
Other Parcel Info.:
Tax ID Number: 104 093 OTHER: PART ZONED BP/TO ONLY **Jurisdiction:** County
Size of Tract: 12 acres
Accessibility: Access is via Schaeffer Road, a minor collector street with 20 ft. of pavement width within the right-of-way of Pellissippi Parkway, or Iron Gate Blvd., a local boulevard street within 70 ft. of right-of-way. Both means of access are through the portion of the property zoned OB (Office, Medical & Related Services).

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Apartments **Density:** 8.5
Sector Plan: Northwest County **Sector Plan Designation:** MDR/O
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located in an area of mixed uses and zoning. Properties to the north with orientation to the Pellissippi Parkway/Hardin Valley interchange are developed with commercial and office uses under PC/TO and CA/TO zoning. Other properties to the west, south and east are developed with residential uses under A/TO and PR/TO zoning at densities ranging up to 5 dus/ac. The remainder of Parcel 104 093 to the north is zoned OB/TO (k) and planned for apartments.

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

Street: 2122 Schaeffer Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests:
Extension of Zone: Extension of PR from the south, but at a greater density
History of Zoning: Northern portion of property was rezoned in 1/14 to OB (Office, Medical & Related Services), with condition; TTCDA approved a COA for rezoning to OB and/or PR in 5/13.

PLAN INFORMATION (where applicable)

Current Plan Category:

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: Buz Johnson

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential)/TO (Technology Overlay) zoning @ 8.5 dus/ac, subject to 1 condition.

Staff Recomm. (Full): 1. No clearing or grading of the site shall be permitted until a use on review development plan has been reviewed and approved by MPC.

PR zoning at this location is appropriate for the development of Medium Density Residential uses in a planned mixed use area as identified by the sector plan. The applicant intends to market this property as well as the OB zoned property on the northern portion of parcel 104 093 for apartment development, possibly as one proposal. The mix of proposed uses in this area---medium density residential and office, as well as commercial---is appropriate near the location of an interstate level roadway and a minor arterial street.

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, which is located near the interchange of an interstate level roadway and a minor arterial street is appropriate.
2. PR zoning, with proper site planning and design, will allow uses compatible with surrounding development and zoning.
3. PR zoning at the requested density will be part of a transitional area between lower density residential development to the south and southwest and office and commercial uses to the north, with access to Hardin Valley Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested 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, with integrated open space and site amenities supporting the project's primary use.
2. The subject property is appropriate for PR zoning, especially with its topographic characteristics, based on the above description. The previous requested and recommended zoning for this property was PR @ 8.5 us/ac.

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. Public water and sanitary sewer are available to serve the site.
2. The proposed rezoning at the requested density will allow development of up to 102 units, generating 24 students for public or private schools and 971 average daily trips for the area street network.
3. This proposed amendment of the zoning map will not adversely affect any other part of the County. With the review of a site plan by both MPC and TTCDA, the potential impact to any adjacent properties can be minimized.

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. PR zoning at the requested density will be consistent with the sector plan proposal for the property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.
4. The TTCDA approved a Certificate of Appropriateness for the subject property for either OB and/or PR zoning was approved in May of 2013.

Action: Approved

Meeting Date: 5/8/2014

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning at a density up to 8.5 dwelling units per acre, subject to 1 condition.

Date of Approval: 5/8/2014

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: 6/23/2014

Date of Legislative Action, Second Reading: 8/25/2014

Ordinance Number:

Other Ordinance Number References: RZ-14-8-105

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved as Modified

If "Other": 6/23/2014 pp to 7/28/2014--8-25-2014

If "Other":

Amendments:

Amendments:

Approved PR up to 6.5 du/ac subject to no clearing or grading until UOR approved, 100' setback along peripheral boundary & 40' no disturb buffer

Date of Legislative Appeal:

Effective Date of Ordinance: