

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-E-14-RZ **Related File Number:** 5-C-14-SP
Application Filed: 3/24/2014 **Date of Revision:**
Applicant: SCOTT LEE GOEBEL

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

Suite 403 • City County Building
400 Main Street
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PROPERTY INFORMATION

General Location: North side Snyder Rd., west side Lovell Rd.
Other Parcel Info.:
Tax ID Number: 118 033 **Jurisdiction:** County
Size of Tract: 62.59 acres
Accessibility: Access is via Lovell Road, a five-lane (with center turn lane) minor arterial street, within a xxx right-of-way, and Snyder Road, a two-lane minor collector street, with a minimum of 20 ft. of pavement width within a minimum right-of-way of 50 ft. Snyder Road has a four-lane cross section and wider right-of-way at Lovell Road.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Multi-dwelling attached development **Density:** 5.7 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located in an area of mixed use development, with single family residential subdivisions under A, A/O, PR, PR/TO and RA/TO zoning and individual lots on the east side of Lovell developed with offices under OB zoning. Further to the north, near the Lovell Road/Pellissippi Parkway interchange, are commercial, office and apartment uses under PR/TO, PC/TO and BP/TO zoning.

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

Street: 10801 Snyder Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) & PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes, from the north and west, but at a greater density
History of Zoning: None noted for this site.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)

Requested Plan Category: MDR (Medium Density Residential) & SLPA (Slope Protection Area)

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) and PR (Planned Residential)/TO (Technology Overlay) at a density of 5.7 dus/ac., subject to the following 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 and PR/TO zoning at this location will be consistent with the area's overall zoning pattern, and will provide the opportunity to ensure that development of the property will be compatible with the scale and intensity of surrounding development and will respect the site's topographic characteristics.

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 widening of Lovell Road in recent years has enhanced the attractiveness of this corridor for some types of more intense development. The two nodes on either end of this corridor, at Pellissippi Parkway and at I-40/75, continue to develop with a mix of uses.
- 2. The site is located at the intersection, with traffic signal, of a minor arterial street and a minor collector street, making the location appropriate for consideration of PR zoning at the requested density.

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, 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. The subject property is appropriate for PR zoning, especially with its topographic characteristics, based on the above description. (See attached slope analysis as Exhibit B.) The requested density is at the very low end of the medium density range for dwelling units per acre. At 5.7 dwellings per acre, the property would yield approximately 356 units. The property developed at the upper end of the low density range, 5 dwellings per acre, would yield 222 units, while the upper end of the medium range, 12 dwellings per acre, would yield approximately 469 units. This takes into account the recommended method for determining the number of dwelling units based on slope.

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 sewer utilities are available in the area to serve this site.
- 2. The proposed rezoning at the requested density will allow development of approximately 356 apartment units, generating 82 students for public and private schools and 2988 average daily vehicle trips for the area street network.
- 3. With proper site planning, the proposed development under PR zoning should have minimal impact on the surrounding area.
- 3. The proposed amendment to the zoning map will not adversely affect any other part of the county.

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 plan amendment request, the PR zoning at the requested density will be consistent with the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan Map.
3. The proposal does not represent any apparent conflicts with any other adopted plans.
4. A companion request for rezoning is on the May 5, 2014, agenda of the Tennessee Technology Corridor Development Authority for consideration of a Certificate of Appropriateness for Rezoning.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 5/8/2014

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE PR (Planned Residential) and PR (Planned Residential)/TO (Technology Overlay) at a density of 5.7 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:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: