

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-E-15-RZ Related File Number: 8-C-15-SP
Application Filed: 3/30/2015 Date of Revision:
Applicant: FIRST KNOX REALTY LLC

PROPERTY INFORMATION

General Location: East side Snyder Rd., north side Outlet Dr.
Other Parcel Info.:
Tax ID Number: 130 174 Jurisdiction: County
Size of Tract: 13.36 acres
Accessibility: Access is via World's Fair Park Dr., a local street with 28' of pavement width within 40-60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-dwelling attached development Density: 18 du/ac
Sector Plan: Northwest County Sector Plan Designation: MDR
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context: This site is located on the northern end of the downtown district in an area with a mix of uses under C-3, I-3, RP-3 and C-2 zoning.

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

Street: 11616 Snyder Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ up to 12 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ up to 18 du/ac
Previous Requests: PR zoning increased to 12 du/ac in March 2015 (2-F-15-RZ).
Extension of Zone: Yes, extension of C-2 from the south
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

DENY the requested increase in PR (Planned Residential) zoning density from 12 to 18 du/ac.

Staff Recomm. (Full):

Based on the denial recommendation of the sector plan amendment from Medium to High Density Residential, the associated rezoning request should be denied. The current PR zoning and density give the applicant reasonable use of the property.

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 is accessed from either Outlet Dr., a major collector street, or Snyder Rd., a minor collector street, and is about a half mile east from an interstate interchange. Outlet Dr. was recently improved and extended west from Lovell Rd. to N. Campbell Station Rd.
2. The property is located in the Urban Growth Area of Farragut on the Growth Policy Plan. It is proposed for medium density residential uses on the sector plan, consistent with the existing zoning and density.
3. The current medium density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern. The Farragut Town limits are across the street to the west from the subject property and the subject property is within Farragut's Urban Growth Boundary on the Growth Policy Plan. Officials from Farragut were notified of this request and have indicated agreement with the denial recommendation. Farragut's future land use plan map proposes light industrial or office uses for the site. Office uses are considered similar in intensity to medium density residential uses.
4. The site is appropriate to be developed under PR zoning at the maximum permissible density in the MDR category. The site does not have significant slope or other environmental constraints, and has access to a major collector street. The current zoning and density of the site provides reasonable use of the property. Under the current PR zoning at up to 12 du/ac on the subject 13.36-acre property, up to 160 dwelling units could be proposed for MPC consideration. If combined with the adjacent property (18.24 acres) to the east, which is zoned the same, up to 379 units could be proposed on the combined 31.6 acres.
5. The PR 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. 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. 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 PR is the most appropriate zone for this development, but should be limited to no more than 12 du/ac, which is the maximum density allowed under the current MDR sector plan designation.

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. At the requested density of up to 18 du/ac on the 13.36 acres reported, up to 240 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 2096 trips to the street system and about 56 children to the school system. At the current density of up to 12 du/ac on the 13.36 acres reported, up to 160 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 1456 trips to the street system and about 37 children to the school system. If more than 75 units are proposed, a traffic impact study will be required to be submitted along with development plans. Sidewalks are in place along Outlet Dr. and a portion of Snyder Rd. adjacent to the site. Sidewalks should be continued north along Snyder Rd. to connect with the development's pedestrian network. Frontage is limited along Outlet Dr., so access to that street may not be possible because of intersection/driveway spacing requirements.
2. PR zoning at the current density is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. Public water and sanitary sewer utilities are available 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. The Northwest County Sector Plan proposes medium density residential uses for this property, consistent with the current PR zoning at up to 12 du/ac.
2. The site is located within the Urban Growth Area of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map. Staff met with The Town of Farragut staff and they are in agreement with the MPC staff recommendation.
3. The Knoxville-Knox County General Plan 2033 Development Policy 11.2 states the following for MDR development:
 - Medium-density 6 to 12 du/ac in planned and urban growth areas (per Growth Policy Plan); appropriate along collector or arterial roads; along waterfronts; and as buffer zones between lower density residential and more intense uses. (This is the current situation, which is appropriate.)
 - Medium density 6 to 24 du/ac in urban growth areas adjacent to neighborhood or community centers. (Neither the current Northwest County Sector Plan nor the pending update identify an intense neighborhood or community center in this area. Therefore, staff cannot apply the 6 to 24 du/ac standard for this site.) There is no public transit available in the area to serve the site, which would also be very desirable for the requested density.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

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: No Action **Meeting Date:** 8/13/2015

Details of Action:

Summary of Action: Take no action

Date of Approval: **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: 9/28/2015 **Date of Legislative Action, Second Reading:**

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

PR at 18 du/ac, 1 cond. For limited access to Outlet Drive

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: