

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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w w w • k n o x m p c • o r g

File Number: 5-H-13-UR **Related File Number:**
Application Filed: 4/2/2013 **Date of Revision:**
Applicant: FLOURNOY DEVELOPMENT

PROPERTY INFORMATION

General Location: West side of Thunderhead Rd., north of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 154 093 & 09404 **Jurisdiction:** City
Size of Tract: 10.24 acres
Accessibility: Access is via Thunderhead Rd. a local street . Additional access is via S. Northshore Dr., a two lane arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 24.03 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site forms a portion of the western boundary of the Northshore Town Center development. The new Northshore Elementary school is located to the north. Target and Publix are new commercial uses located to the east of this site.

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

Street: 2000 Willow Loop Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-2 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was zoned TC-1 (Town Center) in 2005. RP-2 zoning to permit up to 246 apartments was approved by City Council on 5/27/14 (4-M-14-RZ)

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for up to 246 apartments as shown on the site plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Recording of an approved resubdivision plat prior to obtaining a building permit
3. All traffic improvements as called for in the attached email from Tarren Barrett being completed before occupancy of any of the apartments
4. Extending the proposed sidewalk along Willow Loop Trail all the way to S. Northshore Dr.
5. Construction of the privacy fence shown along the western property line prior to obtaining any occupancy permits
6. Installation of all landscaping shown on the plans within 6 months of obtaining occupancy permits
7. Meeting all applicable requirements of the Knoxville Engineering Dept., the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance

Comments:

The rezoning of this site to RP-2 (Planned Residential) permitting up to 246 apartments was approved by the Knoxville City Council. The rezoning of the site included a condition that requires the development on this apartment project to be in compliance with the approved design guidelines for Northshore Town Center that date back to 2004. Staff has reviewed the development plans as submitted and find them to be in compliance with the RP-2 (Planned Residential) District and the other general requirements for approval of a use on review.

The plan reflects the architecture and site planning characteristics that are called out in the "design guidelines". The buildings are pulled up close to Thunderhead Rd. The parking is generally located behind the buildings with landscaping disbursed throughout the parking areas. The buildings will have flat roofs and balconies and they will be constructed with the architectural accents on the facade and at the roofline as called for in the design guidelines. The plan also reflects the use of sidewalks in this development that will enhance pedestrian movement throughout this apartment project. Additionally, the sidewalks will tie this project in with the larger Northshore Town Center development and encourage pedestrian movement throughout this large mixed use development.

The buildings as designed will be three to five stories and will be greater than thirty-five feet in height. Northshore Dr. is designated as a Scenic Highway by the State of Tennessee. Under normal circumstances, buildings exceeding thirty-five feet in height that are located within one-thousand feet of a Scenic Highway would not be permitted. All of the buildings proposed in this project are located within one-thousand feet of Northshore Dr. However, it is staff's belief that the height limitations as called out in the Scenic Highway Act do not apply in this instance. The Scenic Highway Act was amended to exempt property along Northshore Dr. from the height limitation if the property is zoned TC- (Town Center), C-6 (General Commercial Park) or any similar zoning category. Staff believes that the RP-2 (Planned Residential) District as approved for this site, with conditions, meets that criterion.

After the rezoning of the site was approved, the applicant's engineer updated the traffic impact study for Northshore Town Center to specifically address this project. Traffic engineers from the City of Knoxville, Knox County and TDOT have reviewed the study and have recommended some minor improvements that will need to be put in place prior to occupying these apartments.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed project will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed apartment development is consistent in use with the existing zoning designation and surrounding development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed apartment development meets the standards for development within a RP-2 (Planned Residential) District and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designate this property for high density residential use. The RP-2 zoning approved for the site allows an apartment development as a use permitted on review. The use is consistent with the Sector and the zoning designation.

Action: Approved **Meeting Date:** 7/10/2014

Details of Action:

Summary of Action: APPROVE the request for up to 246 apartments as shown on the site plan subject to 8 conditions

Date of Approval: 7/10/2014 **Date of Denial:** **Postponements:** 5/9,9/12 11/14, 2/13-6/12

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 7/16/2014

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/5/2014 **Date of Legislative Action, Second Reading:** 9/2/2014

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Postponed **Disposition of Case, Second Reading:** Denied

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:** Appeal denied. Approval stands.