

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-L-13-RZ **Related File Number:** 7-F-13-PA
Application Filed: 5/29/2013 **Date of Revision:**
Applicant: FLOURNOY DEVELOPMENT COMPANY

PROPERTY INFORMATION

General Location: North side S. Northshore Dr., west side Thunderhead Rd.
Other Parcel Info.:
Tax ID Number: 154 093&09404 **Jurisdiction:** City
Size of Tract: 10.1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC-1 (Town Center) and OS-2 (Park and Open Space)
Former Zoning:
Requested Zoning: RP-2 (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Use) (TC-1 or TND-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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at a density of up to 25 du/ac.

Staff Recomm. (Full): RP-2 zoning will accommodate the proposed residential density being proposed. Apartments were proposed to the north where the school is now being built, so relocating that use to this location is reasonable. It has been determined that TC-1 zoning will not accommodate the density proposed.

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.
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. It will also give the opportunity for public comment at a public hearing.

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 with up to 353 dwelling units for MPC's consideration. If developed with multi-dwelling attached residential uses, as proposed, this would add approximately 2965 vehicle trips per day to the street system and would add approximately 54 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 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 (7-G-13-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:** 7/11/2013

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at a density of up to 25 du/ac.

Date of Approval: 7/11/2013 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/12/2013

Date of Legislative Action, Second Reading: 11/26/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other": Postponed 8-6-13, 9-3-13, 10-1-13,

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: