

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: 8-C-08-RZ **Related File Number:** 8-A-08-SP
Application Filed: 6/20/2008 **Date of Revision:** 8/27/2008
Applicant: JAMES R. GENTRY

PROPERTY INFORMATION

General Location: Northwest and southeast sides Ball Camp Pike, northeast of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 PT. 204 (NORTH 19.1 AC-C) OTHER: MAP ON FILE **Jurisdiction:** County
Size of Tract: 73.4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Commercial and attached multi-dwelling residential development **Density:** 12 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7711 Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RA (Low Density Residential)
Former Zoning:
Requested Zoning: PC (Planned Commercial) & PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PC (Planned Commercial) zoning and PR (Planned Residential) zoning at a density of up to 12 du/ac, consistent with the sector plan, as amended, and subject to 1 condition:

Staff Recomm. (Full): 1. No development plans shall be accepted for review by MPC until the new Schaad Rd. realignment is completed through this site. MPC and County Engineering staff will determine when the road project is at a point of sufficient completion.

With the above condition, the proposed PC and PR zoning and density is appropriate at this location, which is located along a future major arterial street about halfway between two connecting arterial streets. This location is anticipated to be developed as a commercial/medium density residential/office node.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The commercial proposal is an extension of zoning and plan designation from the southwest.
2. The new Schaad Rd. corridor, which is to be built through this site, and for which right of way has already been dedicated, will lead to proposed zoning changes, such as this request, as well as the previously approved PC and PR zoning on the adjacent property to the southwest. The commercial zoning in both cases should be conditioned upon the road being at a point of sufficient completion. The section of the new road through this site is not yet underway, but the right of way has been dedicated and the County reports that this is a priority project.
3. This site is located about halfway between Oak Ridge Hwy. and Hardin Valley Rd., along the new Schaad Rd. corridor, which will be classified as either a minor arterial or major collector. This location is appropriate for establishment of a node for more intense development. This transition has already been established, as the adjacent property to the southwest was rezoned to PC in 2006, changing the general character of this area in the future when the new street is completed.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The PC zone, as described in the zoning ordinance, is intended for a unified grouping of commercial buildings which do not require or desire a central business location. It is the objective of the zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. The proposed site is of sufficient acreage for PC development and meets the general intent of the zoning district. The PR zone is the most appropriate zone for any type of large scale residential development in the County.
2. The site is relatively flat, so is appropriate for more intense development than would be permitted under the current A and RA zoning.
3. Both the PC and PR zones require 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, landscape buffering, lighting, access, layout and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available in the area to serve the development, but may need to be extended to the site.
2. Based on the 234 apartment units proposed on the attached development plan, this development will add 54 additional students to the school system and generate 2,049 additional trips to area streets. The additional trips generated by the commercial development will depend on the uses that ultimately get developed. The number of residential units proposed will require that a Traffic Impact Study be submitted along with the development plan at the use on review stage. A traffic study is also likely to be required for the commercial portion.

3. The required use on review process will minimize the potential impacts to surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

- 1. With the recommended sector plan amendment to commercial and medium density residential, the proposed PC zoning and PR zoning and density would be consistent with the Northwest County Sector Plan.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request, as well as the new road construction, may lead to future sector plan and rezoning requests for commercial or medium density residential zoning in the immediate area. However, the sector plan does not propose extension of either of these land uses at this time. However, with the development of the new Schaad Rd., MPC may consider a corridor study, which would amend the sector plan. Or, the Northwest County Sector Plan may be updated to reflect the impact of the new road.

MPC Action: Approved **MPC Meeting Date:** 11/13/2008

Details of MPC action: 1. No development plans shall be accepted for review by MPC until the new Schaad Rd. realignment is completed through this site. MPC and County Engineering staff will determine when the road project is at a point of sufficient completion.

Summary of MPC action: RECOMMEND that County Commission APPROVE PC (Planned Commercial) zoning and PR (Planned Residential) zoning at a density up to 12 dwelling units per acre consistent with the sector plan, as amended, and subject to 1 condition:
1) No development plans shall be accepted for review by MPC until the new Schaad Rd. realignment is completed through this site. MPC and County Engineering staff will determine when the road project is at a point of sufficient completion.

Date of MPC Approval: 11/13/2008 **Date of Denial:** **Postponements:** 8/14/2008-10/9/2008

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/15/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve PC and PR at a density up to 5 du/ac with a 50' strip at north edge to remain Agricultural

Date of Legislative Appeal:

Effective Date of Ordinance: