

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

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

File Number: 9-I-04-RZ **Related File Number:** 9-C-04-SP
Application Filed: 8/9/2004 **Date of Revision:**
Applicant: VICTOR JERNIGAN
Owner:

PROPERTY INFORMATION

General Location: West side Washington Pike, south side McCampbell Dr.
Other Parcel Info.:
Tax ID Number: 49 93,103.03,103.04,103.05 **OTHER:** (MAP ON FILE AT **Jurisdiction:** County
Size of Tract: 46.78 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail, office, and single family attached residential (including a bank and a grocery store) **Density:** 5 du/ac
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside 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: I (Industrial), RB (General Residential) and PR (Planned Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential), SC (Shopping Center) & OA (Office Park)
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:

Surveyor:

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.): APPROVE PR (Planned Residential) zoning for the entire site. (Applicant requested SC (Shopping Center) and OA (Office Park) zoning on 22.9 acres of the site.)

APPROVE a density of 1 to 4 dwelling units per acre. (Applicant requested 1-5 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is compatible with surrounding development and is consistent with the sector plan. The PR zone also contains a provision that allows consideration of a limited amount of commercial development, to be designed with and incorporated into the overall development.

Comments: This request was postponed at both the September and October meetings. Since the October meeting, the applicant has met with staff and has revised the request in the portion of the site previously requested for commercial. The southernmost 4.4 acres are now requested for an office sector plan designation and OA zoning.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The requested commercial and office sector plan designations and SC and OA zoning on 22.9 acres of the site are not compatible with the scale and intensity of the surrounding development and zoning pattern. There is commercially zoned property in the area that should be developed before additional property is rezoned to commercial.
2. PR zoning should be limited to no more than 4 du/ac, which is compatible with the scale and intensity of the adjacent development and zoning pattern.
3. The PR zone permits commercial uses as part of the overall PR development project. One acre of commercial use may be permitted for each one hundred units in the project, provided that 25% of the total units proposed shall be ready for occupancy prior to any commercial building permit being issued. Such commercial uses shall conform with the use and parking requirements of the SC (Shopping Center) zone. Under the staff's recommended zoning and density, just under 2 acres of the site could be developed with commercial uses.
4. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. At the recommended acreage and density, up to 186 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,860 vehicle trips per day to the street system and about 94 children under the age of 18 to the school system. At the requested density of up to 5 du/ac and acreage, up to 118 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,180 vehicle trips per day to the street system and about 59 children under the age of 18 to the school system.
3. A traffic impact study will be required if the proposed residential development exceeds 75 dwelling units.
4. The applicant has submitted a plan (attached) showing proposed road improvements to Washington Pike in this area, including widening the facility to four lanes, realigning the intersection with McCampbell Drive and partially eliminating the two curves in this section of the street. If constructed as shown, the site may be better suited for the proposed rezoning. However, there has not been a clear indication as to when these improvements may take place. The plans are preliminary only, have not been finalized and are not currently funded, nor are they included in the current TIP (Transportation Improvement Program), which is a 3 to 5 year plan for transportation improvements. The project is identified in the Long Range Transportation Plan. The proposed rezoning of the property is premature

at this time.

5. Under the recommended PR zoning and density, the impact to adjacent properties will be minimal. The rezoning, as proposed, will have a substantial impact on surrounding properties as well as create potentially unsafe traffic conditions on Washington Pike, as it exists today.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses for the site, which should be maintained.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential and commercial zoning in this area in the future.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern 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.

MPC Action: Approved **MPC Meeting Date:** 11/10/2004

Details of MPC action: APPROVE SC (Shopping Center), OA (Office Park) and PR (Planned Residential) zoning, as requested by the applicant.
APPROVE a density of 1 to 5 du/ac, as requested by the applicant.

Summary of MPC action: APPROVE SC (Shopping Center), OA (Office Park) and PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 11/10/2004 **Date of Denial:** **Postponements:** 9/9/2004-10/14/2004

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/20/2004 **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:**