



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

FILE #: 1-A-08-RZ
1-A-08-PA

AGENDA ITEM #: 59
AGENDA DATE: 1/10/2008

APPLICANT: ROBERT BEDWELL
OWNER(S): HALL U DEAN & BENNIE R
KNOXVILLE LAND PARTNERS LIMITED PARTNERSHIP

TAX ID NUMBER: 120 H B 027.01, 027.03
JURISDICTION: Council District 2

LOCATION: East side N. Gallaher View Rd. southeast side Broome Rd., north side E. Walker Springs Ln.

TRACT INFORMATION: 31.1 acres.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Current access is through the established Walker's Crossing Apartment Complex via E. Walker Springs Ln., a local street with 25' of pavement width within 50' of right of way. The property also has frontage along N. Gallaher View Rd., a four lane minor arterial street with varying right of way widths.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

PRESENT PLAN DESIGNATION/ZONING: O (Office), LDR (Low Density Residential)(K), MDR (Medium Density Residential) and F (Floodway) / O-1 (Office, Medical, and Related Services), RP-1 (Planned Residential) @ 1-12 du/ac and F-1 (Floodway)

PROPOSED PLAN DESIGNATION/ZONING: MU (Mixed Uses) (O (Office) and MDR (Medium Density Residential)) and F (Floodway) / RP-1 (Planned Residential) @ up to 13.5 du/ac and F-1 (Floodway)

EXISTING LAND USE: Apartments and vacant land

PROPOSED USE: Apartments

DENSITY PROPOSED: 13.5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of MDR from the east

HISTORY OF ZONING REQUESTS: The adjacent apartment development was amended to MDR and zoned RP-1 in the 1980's.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Sinking Creek, greenway, Broome Rd., apartments / OS, F, MDR / A-1 (General Agricultural), R-1A (Low Density Residential) and F-1 (Floodway)

ZONING South: E. Walker Springs Ln. - Office buildings / MU (MDR, O) / O-1 (Office, Medical & Related Services)

East: Apartments and church / MDR / RP-1 (Planned Residential) @ 1-12 du/ac and R-1 (Low Density Residential)

West: N. Gallaher View Rd. - Businesses / GC / C-3 (General Commercial) and CA (General Business)

NEIGHBORHOOD CONTEXT: The area on the east side of N. Gallaher View Rd. is developed with offices and apartments, zoned RP-1 and O-1. On the west side are commercial uses, zoned C-3, CA and PC-1.

STAFF RECOMMENDATION:

- ▶ **APPROVE MU (Mixed Uses) (Medium Density Residential, Office) for the entire site, excluding the F designated area.**

The recommended mixed use designation for this site is compatible with surrounding development and zoning in the area and is consistent with the sector plan proposal for the site.

- ▶ **APPROVE RP-1 (Planned Residential) and F-1 (Floodway) zoning. APPROVE a density of up to 13.5 du/ac.**

RP-1 zoning at the requested density is appropriate at this location, which is adjacent to an I-40/75 interchange, across from a major commercial development. The majority of this site and numerous other sites on the east side of N. Gallaher View Rd. are already developed with medium density apartments.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located adjacent to an I-40/75 interchange, across from a major commercial development. The increased density will have very little impact on adjacent properties. The proposed development would be an expansion of the existing apartment complex to the west toward N. Gallaher View Rd., so the apartments will not encroach any closer to detached residential development to the north, across Broome Rd.
2. The majority of this site and numerous other sites on the east side of N. Gallaher View Rd. are already developed with medium density apartments.
3. Under RP-1 zoning, any additional dwelling units on the site will require use on review approval from MPC prior to construction. During this review, MPC and City Engineering staff will review the plans and address issues such as drainage, stream protection, traffic generation, lighting, buffering, greenway preservation, access, landscaping, type of units and any other relevant issues that may arise. Through the use on review process, the impact of the development should be minimized.

THE EFFECTS OF THE PROPOSAL

1. Public utilities are available to serve the site.
2. The site is already developed with 352 multi-dwelling apartment units. At a total of 30.593 reported acres outside of the F-1 zone and a density of 13.5 du/ac, the applicant may propose up to 413 units on the site, an additional 61 units of new development. That number of attached multi-dwelling apartment units generates approximately 3,415 vehicle trips per day to the street system and adds approximately 73 school aged children to the school system.
3. The RP-1 zone requires use on review approval from MPC prior to development. This process will give the opportunity for public review and comment on development plans and will help to minimize the impact on adjacent properties.
4. During the plan review process, the applicant will be expected to work with appropriate staff to preserve proposed greenway areas and make any improvements that may be necessary to accommodate the proposed development. A Level II traffic study may be required, if deemed necessary by MPC and Engineering staff. An additional general access point to the development, possibly from N. Gallaher View Rd., is also something that should be considered, possibly a right turn in, right turn out. The applicant has indicated that the West Hills Neighborhood Association opposes a general access driveway from N. Gallaher View Rd.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. With the recommended One Year Plan change to mixed uses, including medium density residential uses, RP-1 zoning at up to 13.5 du/ac will be consistent with the One Year Plan.
2. The sector plan proposes office and medium density residential uses for the site, consistent with this proposal.

3. Approval of this request could lead to future requests for increased density in the area, which could be considered on a case by case basis.

ESTIMATED TRAFFIC IMPACT 3415 (average daily vehicle trips)

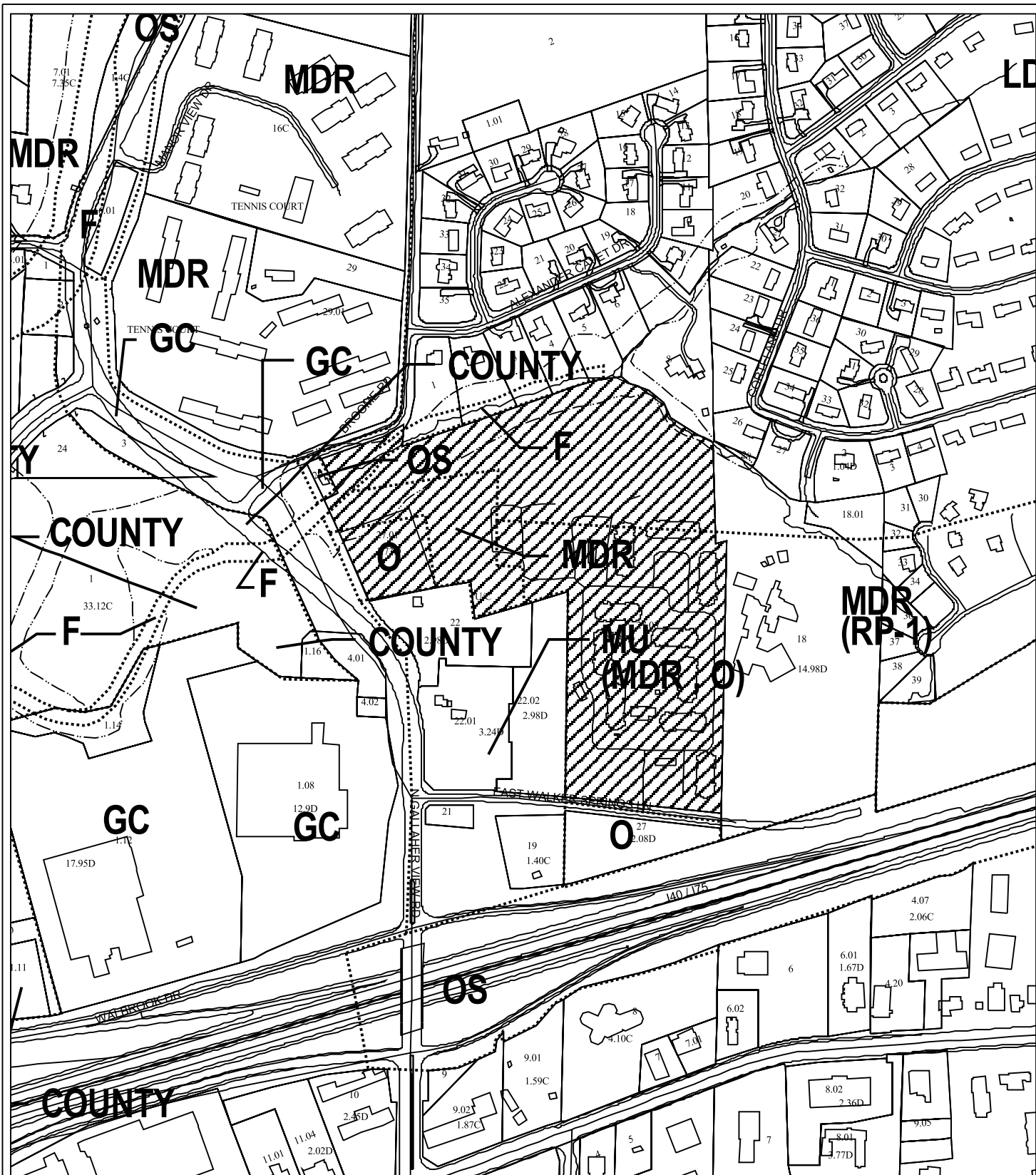
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 73 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2008 and 2/26/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

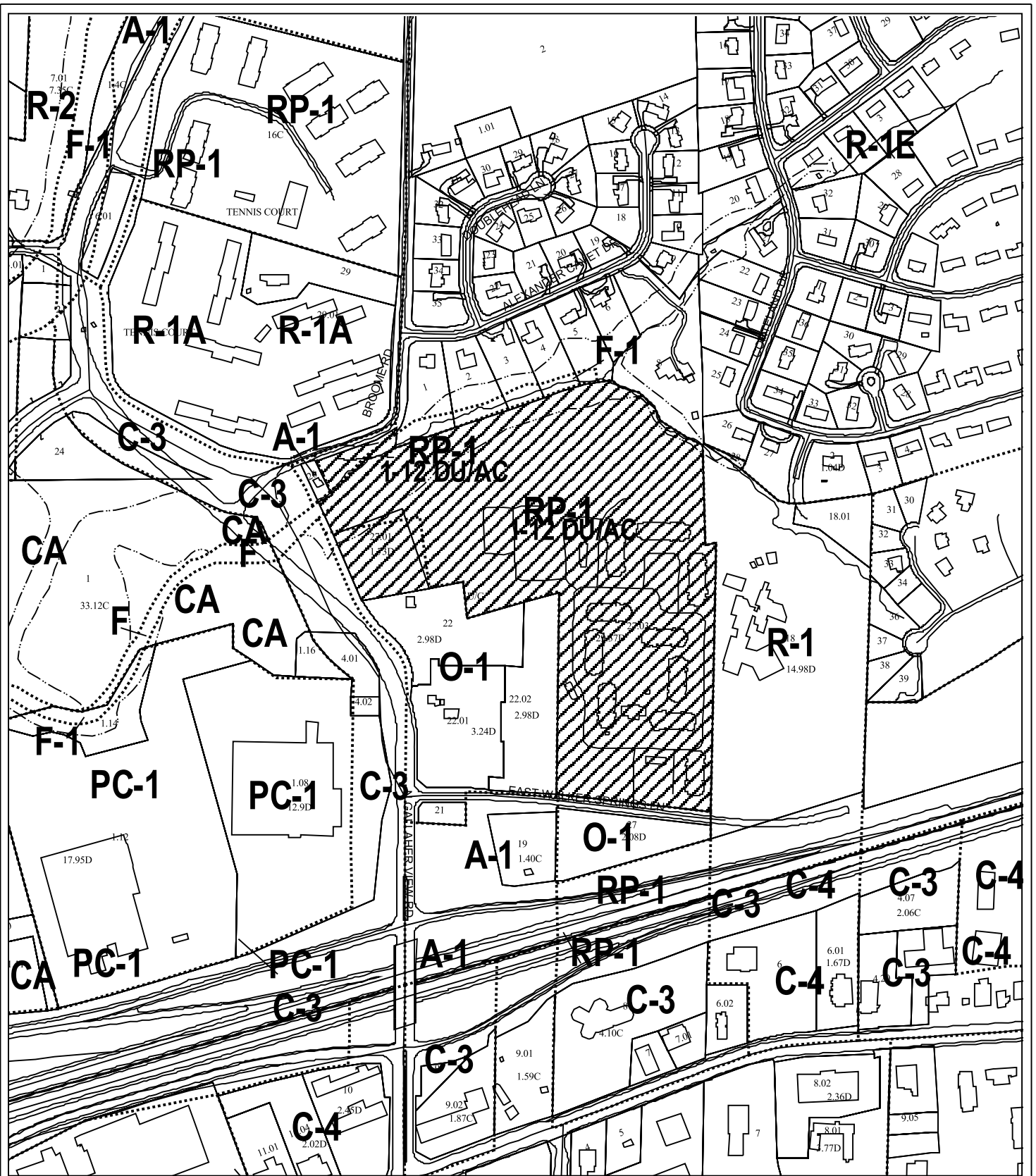


1-A-08-PA/1-A-08-RZ
 PLAN AMENDMENT


Petitioner: Robert Bedwell
 Map No: 120
 Jurisdiction: City

From: O (Office), LDR (Low Density Residential)(K), MDR (Medium Density Residential) and F (Floodway)
 To: MU (Mixed Uses) (O (Office) and MDR (Medium Density Residential)) and F (Floodway)
 Original Print Date: 01/03/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**1-A-08-RZ
REZONING**


 From: O-1 (Office, Medical, and Related Services), RP-1 (Planned Residential) @ 1-12 du/ac and F-1 (Floodway)
 To: RP-1 (Planned Residential) @ up to 13.5 du/ac and F-1 (Floodway)
 Original Print Date: 12/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Robert Bedwell

Map No: 120

Jurisdiction: City

