



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

▶ **FILE #:** 4-H-09-RZ

AGENDA ITEM #: 47

AGENDA DATE: 4/9/2009

▶ **APPLICANT:** RONALD A WATKINS
OWNER(S): IMS, INC. WATKINS RONALD A

TAX ID NUMBER: 118 017 & 017.04 PORTION NORTH OF YARNELL RD. REALIGNMENT. MAP ON FILE AT MPC.

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northeast and southwest sides of Lovell Crossing Way, north side new Yarnell Rd. realignment**

▶ **APPX. SIZE OF TRACT:** 5.76 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access to the site is via Yarnell Rd., a major collector street with 20' of pavement width within 60' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

▶ **PRESENT ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** OB (Office, Medical & Related Services) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartment development

EXTENSION OF ZONE: Yes, extension of OB/TO zoning from the northwest.

HISTORY OF ZONING: This property and the adjacent property to the northwest were rezoned in to OB/TO and PC/TO in 2004.

SURROUNDING LAND USE AND ZONING: North: Apartments / OB (Office, Medical & Related Services)/TO (Technology Overlay)

South: Yarnell Rd. - Vacant land / PC (Planned Commercial)/TO (Technology Overlay)

East: Centerpoint Business Park / PC (Planned Commercial)/TO (Technology Overlay)

West: Yarnell Rd. - Residences / PR (Planned Residential)/TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with businesses, offices and a business park along Lovell Rd. frontage. The adjacent property is developed with an apartment complex, under OB/TO zoning. Further west, along Yarnell Rd. are lower density residential uses.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential)/TO (Technology Overlay) zoning, limited to a maximum of 72 dwelling units. (Applicant requested OB/TO.)**

PR/TO is the most appropriate zone for residential development. It will require MPC review of a use on review development plan prior to construction, giving staff the opportunity to address access, landscaping,

traffic circulation, signage and other development issues. It also gives the opportunity for public comment. The current PC zoning also requires use on review approval, and staff recommends retaining the plan review, despite the rezoning of the property.

COMMENTS:

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

1. The recommended PR/TO zoning and maximum units is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The adjacent site has already been developed with apartments, under OB zoning, as proposed in this case. The proposal is to expand the existing apartment complex to the south with an additional 72 units. PR zoning will allow that development to be considered and give the opportunity for development plan review.
3. This parcel will be split with the realignment of Yarnell Rd. to line up with Bob Gray Rd. The applicant is requesting rezoning north of the new Yarnell Rd. alignment only. The current PC/TO zoning will remain on the portion of this parcel that ends up southwest of Yarnell Rd. The proposed medium density residential development creates a transition between commercial and residential uses.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. OB zoning is intended to provide areas for professional and business offices and related activities. OB zoning also allows all uses permitted under RB zoning, including apartments. No MPC review is required unless the proposed development density exceeds 12 du/ac.
2. The PR zone requires 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, lot layout, access, signage, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting. The PR zone is the most appropriate zone for any type of large scale residential development in the County.
3. The subject parcel is appropriate for the requested OB or the recommended PR zoning, but since the intent is to develop apartments on the site, PR is the more appropriate of the two.
4. The property is located within the TO (Technology Overlay) district and the TO overlay will remain with the base zoning. The Tennessee Technology Corridor Development Authority (TTCDA) will consider a Certificate of Appropriateness for this rezoning at their April 6, 2009 meeting. Residential development plans, however, do not require review by TTCDA.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Either the requested OB or recommended PR zoning would be less intense than the current PC zoning.
3. The effects of this proposal on adjacent properties will be minimal.
4. The applicant intends to construct 72 additional apartment units on the site. This development will add about 7 children to the school system and about 710 additional vehicle trips per day to the street system.
5. PR or OB zoning will allow the applicant to develop apartments, similar to the existing apartments to the north. Apartments and office uses are permitted uses within the OB zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan, as amended by the TTCDA Comprehensive Development Plan, 2008 update, designates that this site is located within a Mixed Use Special District (MU-NWCO4). Either PR or OB zoning would be consistent with the sector plan proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for OB or PR zoning on adjacent parcels, especially those zoned BP (Business and Technology Park) /TO. The BP zone is generally intended for larger sites. The remaining parcels in the area still zoned BP may not be appropriate for that zoning.

ESTIMATED TRAFFIC IMPACT 710 (average daily vehicle trips)

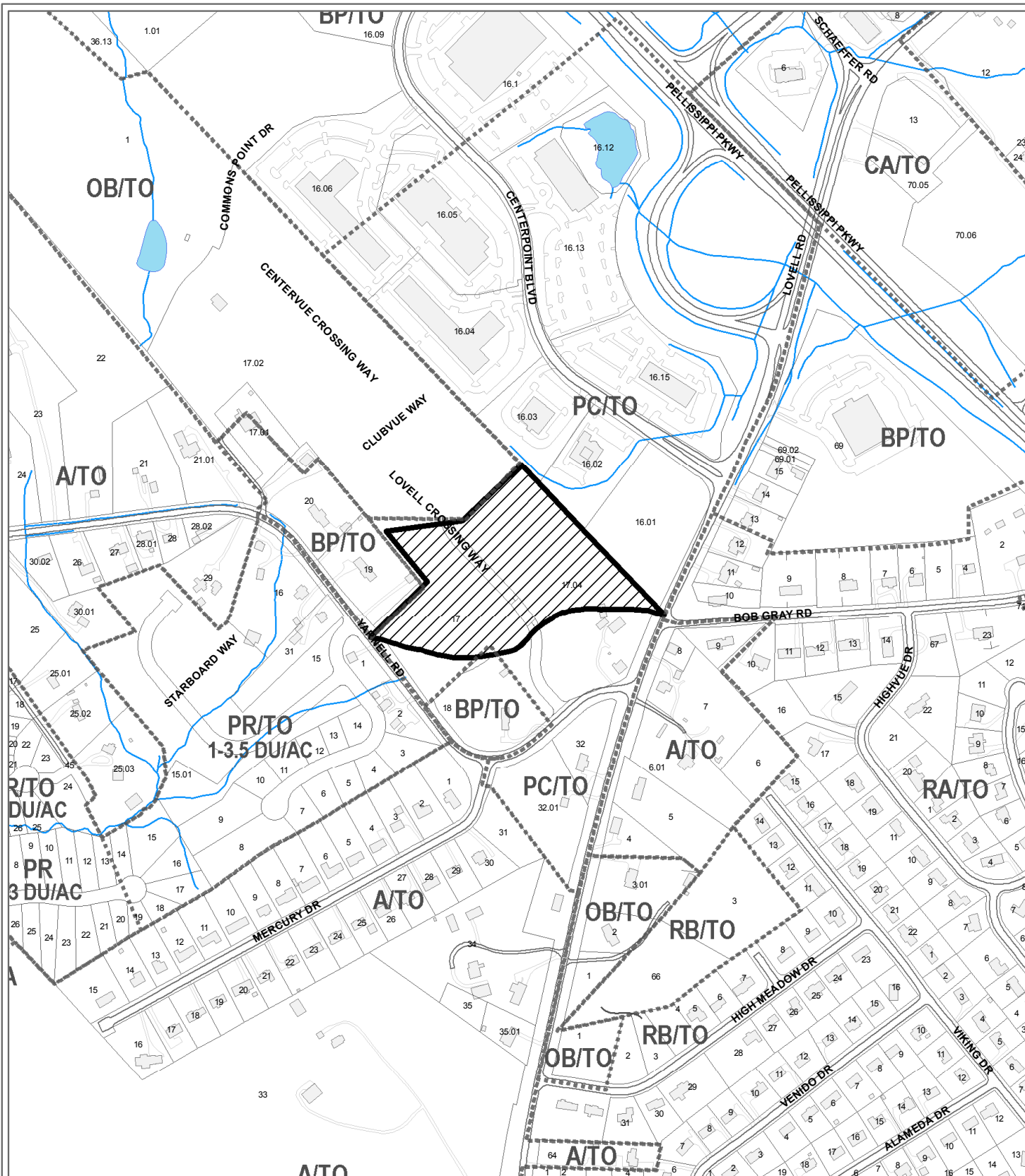
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 17 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- 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 Knox County Commission for action on 5/26/2009. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-H-09-RZ
REZONING**

From: PC (Planned Commercial) / TO (Technology Overlay)

To: OB (Office, Medical & Related Services) / TO (Technology Overlay)



Original Print Date: 3/30/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Watkins, Ronald A

Map No: 118

Jurisdiction: County

