

▶ **FILE #:** 7-M-13-RZ **AGENDA ITEM #:** 36  
 POSTPONEMENT(S): 7/11/13 **AGENDA DATE:** 8/8/2013

▶ **APPLICANT:** M & M PROPERTIES  
 OWNER(S): M & M Properties

TAX ID NUMBER: 120 N G 00101

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side Westland Dr., northeast side Morrell Rd.

▶ **APPX. SIZE OF TRACT:** 9.06 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Westland Dr., a minor arterial street with 31' of pavement width within 70' of right-of-way, or Bellingham Dr., a local street with 26' of pavement width within 50' of right-of-way. The property also fronts on Morrell Rd., a minor arterial street with 60' of pavement width within 90' of right-of-way.

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

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Assisted living facility

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Railroad right-of-way, Deane Hill Recreation Center / OS-2 (Park and Open Space)

South: Westland Dr. - Residences / R-1 (Low Density Residential)

East: Residences / R-1 (Low Density Residential)

West: Morrell Rd. - Knox Association of Baptists / A-1 (General Agricultural) and R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located to the north and west of residential subdivisions, zoned R-1. Public/institutional uses are located to the north and west, zoned OS-2 and R-1/A-1.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 3 du/ac. (Applicant requested R-1A.)**

RP-1 zoning at the recommended density is compatible with surrounding development and zoning, is consistent with the sector plan and One Year Plan, and will require site plan approval by MPC prior to development.

**COMMENTS:**

The applicant is proposing to develop an assisted living facility at this location, which would require use on review approval by MPC in the requested R-1A or the recommended RP-1 zoning. MPC approved a concept plan for 17 residential lots on this site on April 11, 2013 (4-SA-13-C).

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. Staff recommends RP-1 zoning so that any proposed residential development would require site plan approval by MPC. The requested R-1A zoning would allow inappropriate duplex development as a permitted use, as long as established lots meet minimum size requirements.
2. A density of up to 3 du/ac is recommended for better compatibility with surrounding residential development.
3. RP-1 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-1 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-1 is the most appropriate zone for this development.
3. It should be expected that the development's design will be consistent in architectural character with the adjacent Westmoreland Estates subdivision.

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. The required site plan review will help to minimize the potential impact on surrounding development.
2. Approval of RP-1 zoning at the recommended density will allow the applicant to submit a development plan with up to 27 dwelling units for MPC's consideration. If developed with detached residential uses, this would add approximately 311 vehicle trips per day to the street system and would add approximately 17 children under the age of 18 to the school system.
3. The applicant is proposing an assisted living facility for the site. It is expected that the vehicle trips per day generated by this use would be less than if developed with detached residential uses. The current access to the site is from Bellingham Dr. through Westmoreland Estates, but the site also fronts on Westland Dr. and Morrell Rd. It appears that the safest and most logical access for the development would be from Bellingham Dr., but staff would consider allowing access to Westland Dr., subject to approval by the City of Knoxville Engineering Department. If access is from Westland Dr. is proposed, it would need to be located as far as possible from its intersection with Morrell Rd. Access to Morrell Rd. would not be desirable because there is an elevation change from the site to the road, and because there is a significant vegetative buffer in place along Morrell Rd., which should be maintained.
4. 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. Both the West City Sector Plan and the City of Knoxville One Year Plan propose low density residential uses for the site, consistent with either the requested R-1A zoning or the recommended RP-1 zoning and density.
2. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT 311 (average daily vehicle trips)

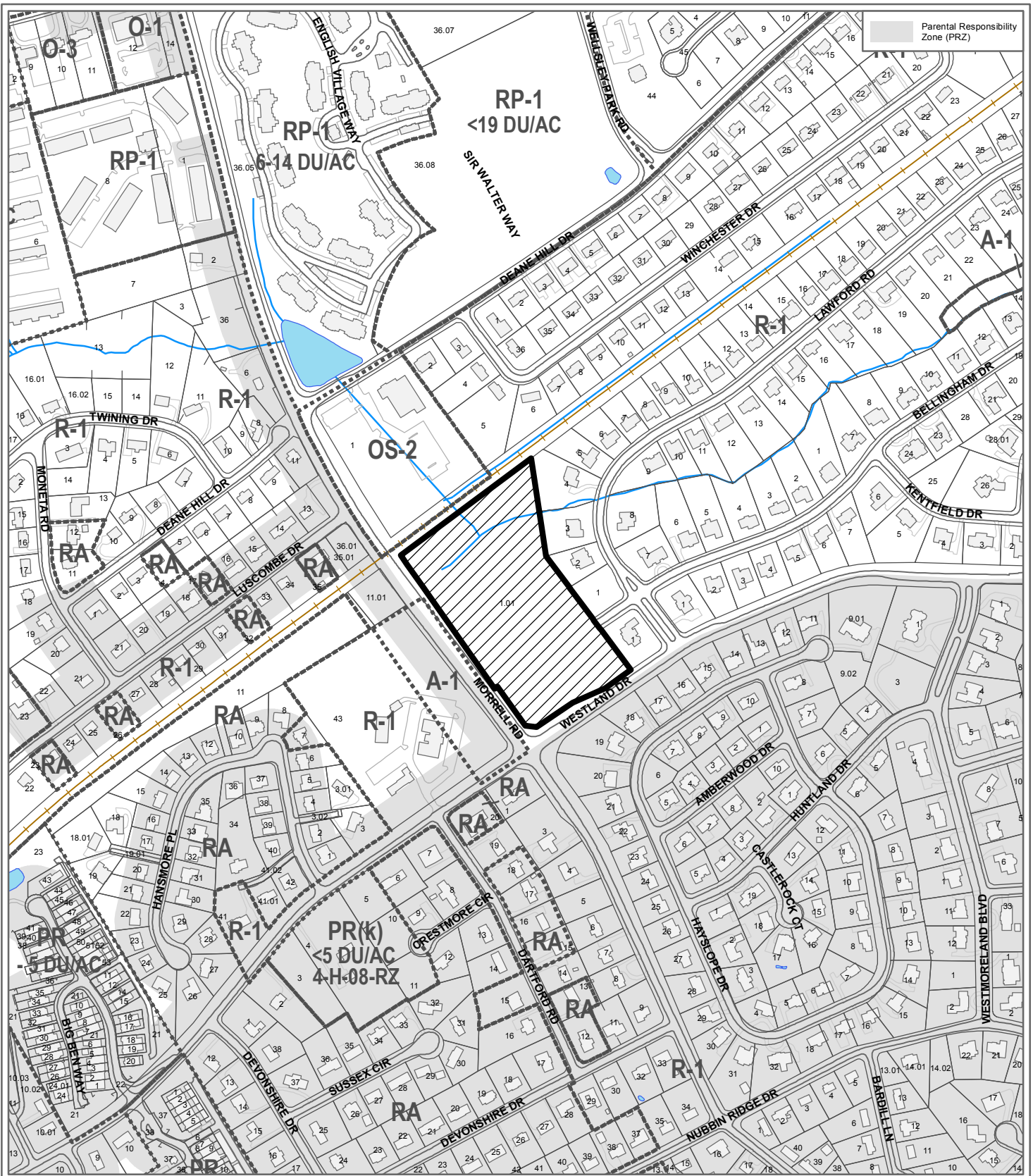
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 11 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West 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 9/3/2013 and 9/17/2013. 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.



**7-M-13-RZ  
REZONING**

From: R-1 (Low Density Residential)

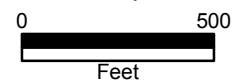
To: R-1A (Low Density Residential)



Petitioner: M & M Properties

Map No: 120

Jurisdiction: City



Original Print Date: 6/27/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902