



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

▶ **FILE #:** 11-E-13-RZ
11-D-13-SP

AGENDA ITEM #: 29
AGENDA DATE: 11/14/2013

▶ **APPLICANT:** 908 DEVELOPMENT
OWNER(S): The Standard at Knoxville, LLC

TAX ID NUMBER: 94 N B 016
JURISDICTION: Council District 1
STREET ADDRESS: 2013 Forest Ave

▶ **LOCATION:** North side Forest Ave., east side S. Twenty First St.

▶ **TRACT INFORMATION:** 0.67 acres.

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

ACCESSIBILITY: Primary access to the site is from Forest Ave., a local street with 25' of pavement width with 50' of right-of-way, or from a side street, S. Twenty-First St., a local street with 25' of pavement width within 50' of right-of-way.

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

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / I-2 (Restricted Manufacturing and Warehousing)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O-2 (Civic and Institutional)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Parking lot

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of O designation from the south

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Apartments / MDR / RP-3 (Planned Residential) at 24-60 du/ac
South: Forest Ave. - Parking lot and houses / O / C-1 (Neighborhood Commercial), O-2 (Civic & Institutional) and I-2 (Restricted Manufacturing & Warehousing)
East: Houses / MDR / I-2 (Restricted Manufacturing & Warehousing)
West: S. Twenty First St. - Apartments / MDR / RP-3 (Planned Residential) at 24-60 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with a mix of medium to high density residential uses under RP-3 zoning. Detached dwellings on individual lots, as well as surface parking lots, also surround the site, under various zoning districts.

STAFF RECOMMENDATION:

► **DENY O (Office) sector plan designation.**

It is not necessary to redesignate this site for office uses in order to accommodate the proposed surface parking for adjacent apartment dwellers. The current MDR designation allows consideration of RP-3 zoning, consistent with surrounding zoning, which will allow the parking to be considered with use on review approval by MPC.

► **RECOMMEND that City Council APPROVE RP-3 (Planned Residential) zoning at a density of 6 to 24 du/ac. (Applicant requested O-2 zoning).**

O-2 zoning is not necessary to accommodate the applicant's proposal for a surface parking lot. The recommended RP-3 zoning is more appropriate for this site, is consistent with the sector plan and will allow consideration of the proposed parking lot as a use on review.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No road improvements have been made recently to adjacent roads, which are suitable for the type of development proposed.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan appropriately calls for medium density residential (MDR) development at this location. This property is located within a large area of MDR designated and developed land. Approval of office uses for this site is not necessary because the proposed parking lot can be considered within the more appropriate RP-3 zoning district.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Medium to high density apartment development has been concentrated in the general vicinity of this site under RP-3 zoning. Parking lots to serve apartment residents may be considered under RP-3 zoning and the current MDR plan designation, so a plan amendment to office is not necessary. Surface parking for apartment residents has already been developed in the area under RP-3 zoning.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

There are no apparent trends that warrant an amendment to the sector plan.

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. RP-3 zoning at the recommended density for the subject property is consistent with the existing sector plan designation for the property. The requested O-2 zoning is not consistent with the sector plan and is a less appropriate zone for the subject property than RP-3.
2. RP-3 is a logical extension of zoning from the north and west.
3. The site is adjacent to medium to high density residential uses and zoning. RP-3 zoning will allow consideration of surface parking as a use on review by MPC, similar to other surface parking areas serving apartment residents in the area. The requested O-2 zoning is not necessary to accommodate the proposed parking lot.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RP-3 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-3 at 6-24 du/ac is the most appropriate zone for this development.

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. RP-3 zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The recommended PR zoning at a density of 6-24 du/ac could allow for a maximum of 16 dwelling units to be proposed for the site. That number of attached units, as proposed, would add approximately 184 vehicle trips per day to the street system and would add approximately 10 children under the age of 18 to the school system. However, the applicant's proposed use for a parking lot would not generate any school children or additional traffic. The proposal is to provide additional parking for surrounding apartment dwellers.
3. Public water and sewer utilities are available to serve the site, and the recommended density is consistent with other zoning and density in the immediate area.
4. During the site visit by staff, three vehicles were parked on the grass adjacent to the site, indicating some need for additional parking in the area.

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. The Central City Sector Plan appropriately proposes medium density residential uses for the site, consistent with the recommended RP-3 zoning and density.
2. The City of Knoxville One Year Plan proposes mixed uses for the site, limited to medium density residential or office uses, consistent with the recommended RP-3 zoning or the requested O-2 zoning. The current I-2 zoning is not consistent with either the sector plan or One Year Plan designations on the site.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT 184 (average daily vehicle trips)

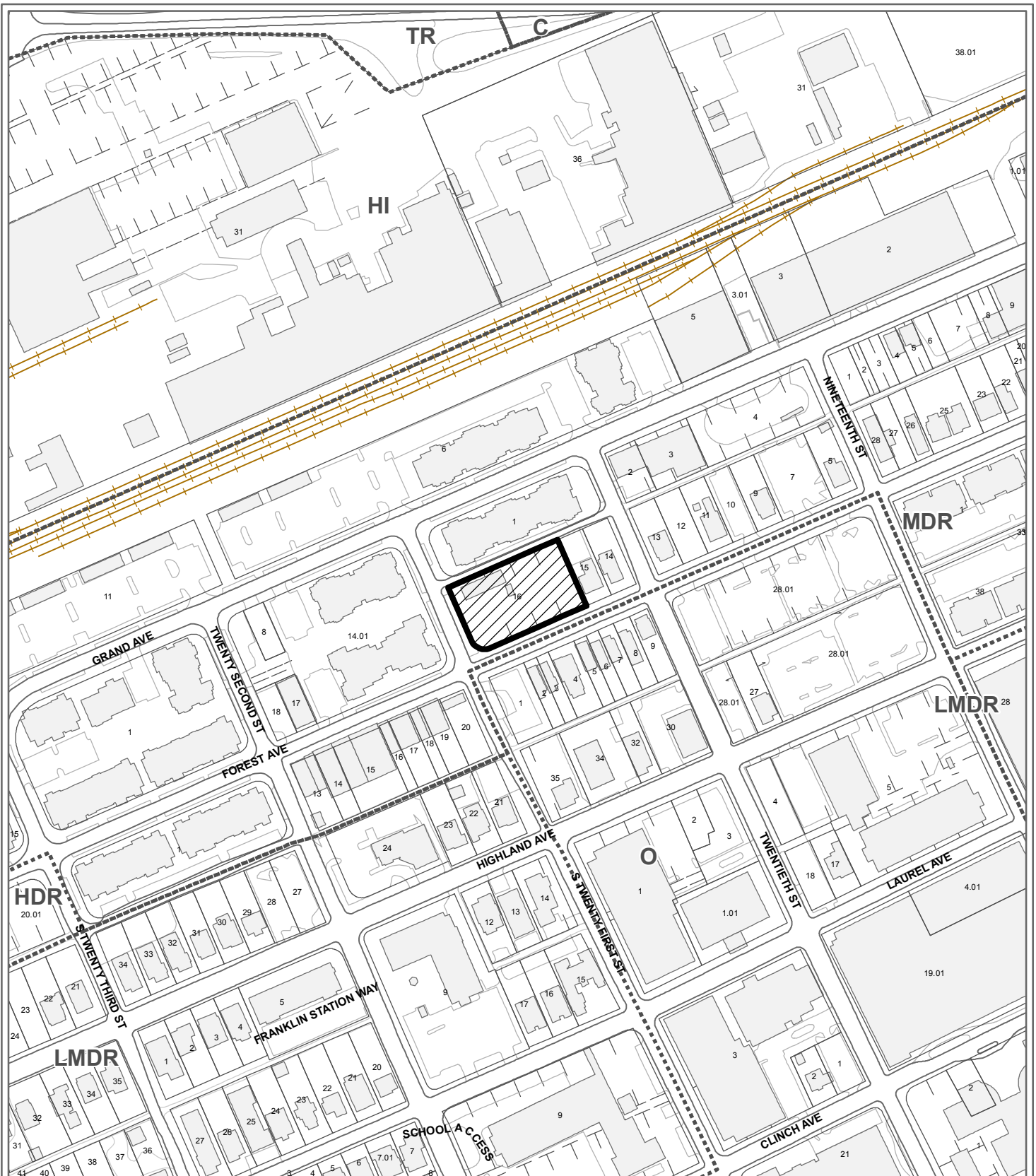
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sequoyah 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 12/10/2013 and 12/19/2013. 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.



**11-D-13-SP / 11-E-13-RZ
CENTRAL CITY SECTOR PLAN AMENDMENT**

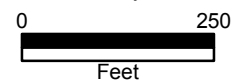
From: MDR (Medium Density Residential)
To: O (Office)



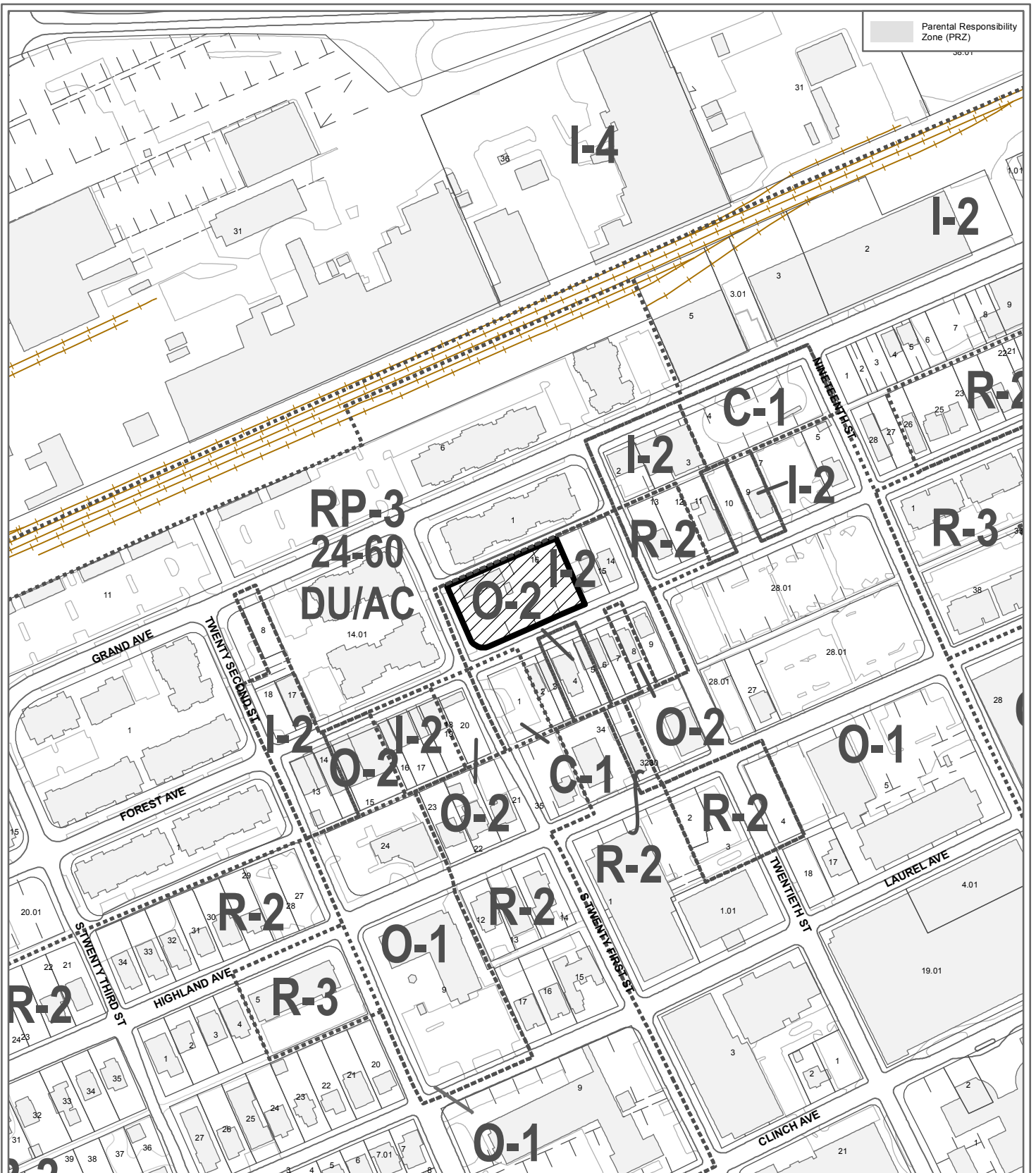
Petitioner: 908 Development

Map No: 94

Jurisdiction: City



Original Print Date: 10/30/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**11-E-13-RZ
REZONING**

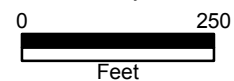
From: I-2 (Restricted Manufacturing and Warehousing)
To: O-2 (Civic and Institutional)



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