



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 8-B-14-UR

**AGENDA ITEM #:** 44

**AGENDA DATE:** 8/14/2014

▶ **APPLICANT:** SCOTT LEE GOEBEL

OWNER(S): Scott Lee Goebel

TAX ID NUMBER: 118 033

JURISDICTION: County Commission District 6

STREET ADDRESS: 10801 Snyder Rd

▶ **LOCATION:** West side of Lovell Rd., northwest side of Snyder Rd.

▶ **APPX. SIZE OF TRACT:** 63.81 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a five-lane (with center turn lane) minor arterial street, with a required right-of-way of 100 ft., and Snyder Road, a two-lane minor collector street, with a minimum of 20 ft. of pavement width within a minimum right-of-way of 50 ft. Snyder Road has a four-lane cross section and wider right-of-way at Lovell Road.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek and Hickory Creek

▶ **ZONING:** PR (Planned Residential) (k) /TO (Technology Overlay) and PR (Planned Residential) (k)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Apartment Development and Commercial Center  
5.42 du/ac

HISTORY OF ZONING: Property rezoned to PR (Planned Residential) at a density of up to 5.7 du/ac by Knox County Commission on June 23, 2014

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A (Agricultural) and PR (Planned Residential) with part of the area within TO (Technology Overlay)

South: Residences / A (Agricultural)/TO (Technology Overlay) & A (Agricultural)

East: Residences / RA (Low Density Residential) and A (Agricultural) with TO (Technology Overlay)

West: Residences and vacant land / PR (Planned Residential) and A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is located in an area of mixed use development, with detached residential subdivisions under A, A/O, PR, PR/TO and RA/TO zoning and individual lots on the east side of Lovell Rd. developed with offices under OB zoning. Further to the north, near the Lovell Rd./Pellissippi Parkway interchange, are commercial, office and apartment uses under PR/TO, PC/TO and BP/TO zoning.

## STAFF RECOMMENDATION:

### ► APPROVE the development plan for an apartment complex with up to 328 residential units subject to the following 13 conditions:

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development. Grading of the site and removal of vegetation shall not occur prior to the review and approval of a development plan by TTCDA.
2. Prior to any site grading, identify the limits of disturbance (as identified on the grading plan) in the field in order to protect those areas of mature vegetation in the center of the site, along the western property line and in the northwest portion of the site.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
6. Revising the development plan to show the existing sidewalk along the Lovell Rd and the connection of the sidewalks to be installed by the developer. The sidewalk to be installed by the developer along Snyder Rd. shall extend along the entire street frontage. The sidewalk connections to and along Snyder Rd. shall be completed prior to the first occupancy permit for the development.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Installing the 70' southbound deceleration taper on Lovell Rd. at the development access drive, subject to approval by the Tennessee Department of Transportation (TDOT).
9. Obtaining all required permits from TDOT for the driveway connection and associated improvements on Lovell Rd..
10. Moving the exit gate on Road B out of the 14% grade and locating it in the area of the sidewalk crossing at the fitness center. The proposed controlled access gates are subject to approval by the Knox County Department of Engineering and Public Works and the Knox County Fire Marshal.
11. Obtaining a variance for the reduction in the parking stall size from 200 square feet to 162 square feet from the Knox County Board of Zoning Appeals.
12. The future commercial area is subject to a separate use on review application approval. The Traffic Impact Study submitted with this use on review approval may have to be updated with the review of the commercial area application.
13. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the PR (k) / TO and PR (k) zoning districts, as well as other criteria for approval of a use on review.

## COMMENTS:

The applicant is requesting approval of a 328 unit apartment development that will be located on the north side of Snyder Rd. and the west side of Lovell Rd. The Planning Commission considered a sector plan amendment (5-C-14-SP) and a rezoning (5-E-14-RZ) request for this site on May 8, 2014. The Planning Commission approved a sector plan amendment to medium density residential and recommended approval of the rezoning to PR (Planned Residential) and PR (Planned Residential)/TO (Technology Overlay) at a density of 5.7 du/ac., subject to the condition that there would be no clearing or grading of the site until a use on review development plan was reviewed and approved by the Planning Commission. The Knox County Commission approved the sector plan amendment and the rezoning on June 23, 2014.

The main entrance for the proposed apartment complex will be off of Snyder Rd. There will be a secondary access drive off of Lovell Rd. that will also serve as the access for the proposed future commercial area. The apartment complex will include 66 one bedroom units, 222 two bedroom units and 40 three bedroom units within 22 buildings. The building mix includes 7 two story buildings, 13 two/three story buildings and 2 three/four story buildings. The buildings will meet a 100' building setback from adjoining properties. The proposed parking will be located in surface parking areas with 64 spaces located within stand alone parking garages or garage units within four of the buildings. An amenity area is being provided near the main entrance that includes a clubhouse, fitness center, cabana and pool.

The PR (Planned Residential) district allows consideration of commercial uses in residential developments of at least 20 acres.. One acre of commercial use is allowed for each 100 residential units proposed for the development. With 328 dwelling units, 3.28 acres of this development site could be considered for commercial

development. The applicant has identified 3.24 acres for future commercial development which will require a separate use on review application and approval. The 3.24 acres utilized for the commercial use cannot be used for residential density calculations. The area available for residential density calculations is 60.57 acres. The proposed density for this apartment complex is 5.42 du/ac.

The traffic impact study that was prepared for this proposed development, including the future commercial area, identified that there is adequate capacity with the existing street improvements to handle the impact of the proposed development. The only recommended street improvement is the installation of a 70' southbound deceleration taper on Lovell Rd. at the proposed development access drive.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA).

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed apartment development will have minimal impact on local services since all utilities are available to serve this site.
2. The traffic impact study that has been prepared for the development identifies that the street system will continue to operate at acceptable levels of services with the proposed development.
3. The applicant has designed the layout of the complex so as to reduce the impact on the steeper portions of the site. The development plan identifies the limits of land disturbance which allows for identification of the limits in the field in order to protect the existing vegetation in those areas.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed apartment development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial and a minor collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential (MDR) uses for this site. The proposed development at a density of 5.42 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 2776 (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: 76 (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.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.