

▶ **FILE #:** 5-C-14-RZ

**AGENDA ITEM #:** 22

**AGENDA DATE:** 5/8/2014

▶ **APPLICANT:** PHILIP GARRETT

OWNER(S): Philip Garrett

TAX ID NUMBER: 104 093 PART ZONED BP/TO ONLY

JURISDICTION: County Commission District 6

STREET ADDRESS: 2122 Schaeffer Rd

▶ **LOCATION:** East side Schaeffer Rd., south of Hardin Valley Rd., west of Thompson Rd.

▶ **APPX. SIZE OF TRACT:** 12 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Schaeffer Road, a minor collector street with 20 ft. of pavement width within the right-of-way of Pellissippi Parkway, or Iron Gate Blvd., a local boulevard street within 70 ft. of right-of-way. Both means of access are through the portion of the property zoned OB (Office, Medical & Related Services).

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** BP (Business and Technology) / TO (Technology Overlay)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Apartments

**DENSITY PROPOSED:** 8.5

EXTENSION OF ZONE: Extension of PR from the south, but at a greater density

HISTORY OF ZONING: Northern portion of property was rezoned in 1/14 to OB (Office, Medical & Related Services), with condition; TTCDA approved a COA for rezoning to OB and/or PR in 5/13.

SURROUNDING LAND USE AND ZONING: North: Vacant land, residential - OB/TO (k), A/TO

South: Single-family residential detached subdivision - PR/TO @ 1-3 dus/ac

East: Residential - A/TO

West: Single-family residential detached subdivision, residential - PR/TO @ 1-3 dus/ac, A/TO

NEIGHBORHOOD CONTEXT: The subject property is located in an area of mixed uses and zoning. Properties to the north with orientation to the Pellissippi Parkway/Hardin Valley interchange are developed with commercial and office uses under PC/TO and CA/TO zoning. Other properties to the west, south and east are developed with residential uses under A/TO and PR/TO zoning at densities ranging up to 5 dus/ac. The remainder of Parcel 104 093 to the north is zoned OB/TO (k) and planned for apartments.

**STAFF RECOMMENDATION:**

► **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning @ 8.5 dus/ac, subject to 1 condition.**

1. No clearing or grading of the site shall be permitted until a use on review development plan has been approved by MPC and the Tennessee Technology Corridor Development Authority.

PR zoning at this location is appropriate for the development of Medium Density Residential uses in a planned mixed use area as identified by the sector plan. The applicant intends to market this property as well as the OB zoned property on the northern portion of parcel 104 093 for apartment development, possibly as one proposal. The mix of proposed uses in this area---medium density residential and office, as well as commercial---is appropriate near the location of an interstate level roadway and a minor arterial street.

**COMMENTS:**

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. This site, which is located near the interchange of an interstate level roadway and a minor arterial street is appropriate.
- 2. PR zoning, with proper site planning and design, will allow uses compatible with surrounding development and zoning.
- 3. PR zoning at the requested density will be part of a transitional area between lower density residential development to the south and southwest and office and commercial uses to the north, with access to Hardin Valley Road.

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

- 1. The requested PR 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, with integrated open space and site amenities supporting the project's primary use.
- 2. The subject property is appropriate for PR zoning, especially with its topographic characteristics, based on the above description. The previous requested and recommended zoning for this property was PR @ 8.5 us/ac.

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. Public water and sanitary sewer are available to serve the site.
- 2. The proposed rezoning at the requested density will allow development of up to 102 units, generating 24 students for public or private schools and 971 average daily trips for the area street network.
- 3. This proposed amendment of the zoning map will not adversely affect any other part of the County. With the review of a site plan by both MPC and TTCDA, the potential impact to any adjacent properties can be minimized.

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. PR zoning at the requested density will be consistent with the sector plan proposal for the property.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This proposal does not present any apparent conflicts with any other adopted plans.
- 4. The TTCDA approved a Certificate of Appropriateness for the subject property for either OB and/or PR zoning was approved in May or 2013.

ESTIMATED TRAFFIC IMPACT: 971 (average daily vehicle trips)

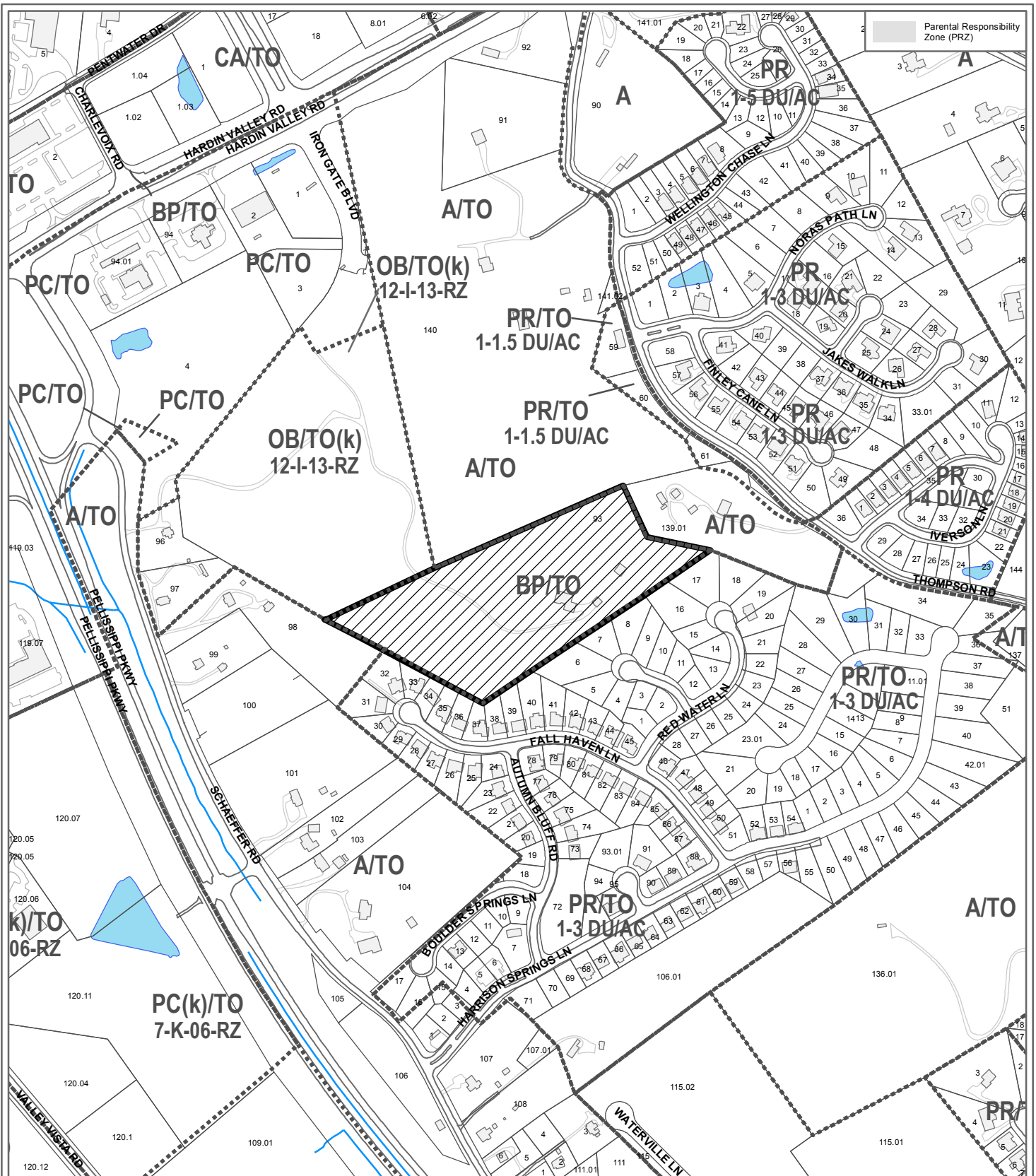
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 24 (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 6/23/2014. 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.



**5-C-14-RZ  
REZONING**

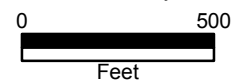
From: BP (Business and Technology) / TO (Technology Overlay)  
 To: PR (Planned Residential) / TO (Technology Overlay)



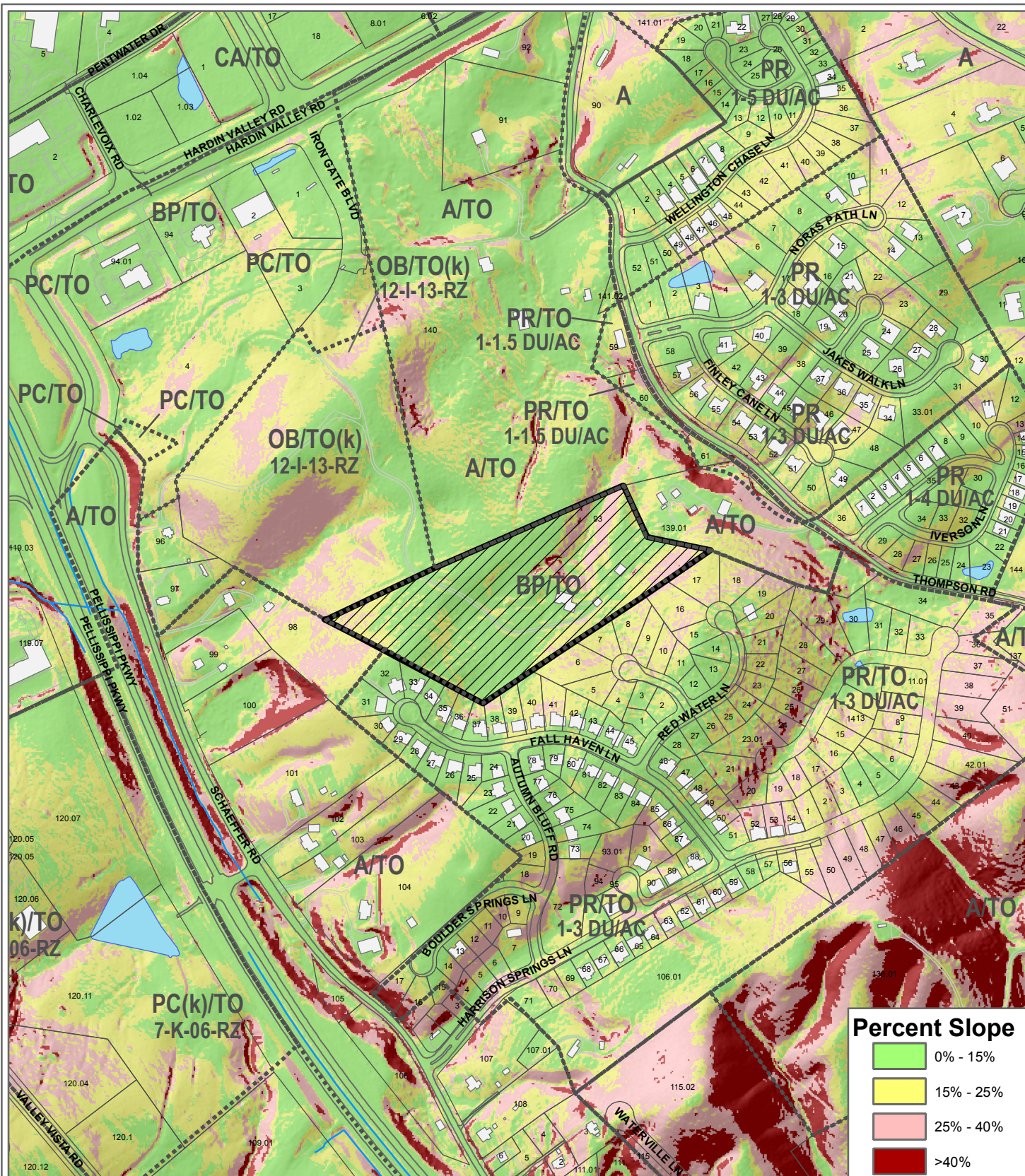
Petitioner: Garrett, Philip

Map No: 104

Jurisdiction: County



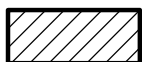
Original Print Date: 4/11/2014      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**5-C-14-RZ  
REZONING - SLOPE ANALYSIS**

From: BP (Business and Technology) / TO (Technology Overlay)

To: PR (Planned Residential) / TO (Technology Overlay)



Original Print Date: 5/1/2014  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Garrett, Philip

Map No: 104

Jurisdiction: County



5-C-14-RZ

12-D-12-RZ Slope Analysis

|                                       |               |       |         |
|---------------------------------------|---------------|-------|---------|
|                                       |               |       | Acreage |
| Non-Hillside Portions                 |               |       | 0.5     |
| Hillside and Ridgetop Protection Area |               |       |         |
| Value                                 | Percent Slope | Count | Acres   |
| 1                                     | 0%-15%        | 11729 | 6.73    |
| 2                                     | 15%-25%       | 4716  | 2.71    |
| 3                                     | 25%-40%       | 1981  | 1.14    |
| 4                                     | >40%          | 99    | 0.06    |
|                                       |               |       | 10.63   |
| Ridgetop Area                         |               |       | 0       |
| Site Total                            |               |       | 11.13   |

Rezoning 5-C-14-RZ

Applicant: Philip Garrett

The following six photographs of the property being rezoned were taken on April 23, 2014. All of the photographs were in a southern direction toward Harrison Springs Subdivision.







