



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

▶ **FILE #:** 5-E-14-RZ  
5-C-14-SP

**AGENDA ITEM #:** 24  
**AGENDA DATE:** 5/8/2014

▶ **APPLICANT:** SCOTT LEE GOEBEL  
OWNER(S): Scott Lee Goebel

TAX ID NUMBER: 118 033  
JURISDICTION: Commission District 6  
STREET ADDRESS: 10801 Snyder Rd

▶ **LOCATION:** North side Snyder Rd., west side Lovell Rd.

▶ **TRACT INFORMATION:** 62.59 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, within a variable right-of-way, 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 and West Knox Utility Districts  
Sewer Source: First Knox and West Knox Utility Districts

WATERSHED: Hickory Creek, Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & SLPA (Slope Protection Area) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) & SLPA (Slope Protection Area) / PR (Planned Residential)

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

▶ **PROPOSED USE:** Multi-dwelling attached development

**DENSITY PROPOSED:** 5.7 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No for plan amendment; yes for rezoning, although at a greater density.

HISTORY OF ZONING REQUESTS: None noted for this site.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: Single family residential subdivisions, residential, vacant land - AG/RR, LDR, STPA, SLPA - A, A/TO, PR

South: Residential - AG/RR, O - A, A/TO

East: Single family residential subdivisions, residential, vacant land - LDR, O - RA/TO, A/TO, OB/TO

West: Single family subdivision, vacant land - AG/RR, SLPA - A, PR

NEIGHBORHOOD CONTEXT: The subject property is located in an area of mixed use development, with single family residential subdivisions under A, A/O, PR, PR/TO and RA/TO

zoning and individual lots on the east side of Lovell developed with offices under OB zoning. Further to the north, near the Lovell Road/Pellissippi Parkway interchange, are commercial, office and apartment uses under PR/TO, PC/TO and BP/TO zoning.

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**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION # 5-C-14-SP, amending the Northwest County Sector Plan to MDR (Medium Density Residential) and SLPA (Slope Protection Area), and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

This proposal for Medium Density Residential is appropriate at the intersection of a recently widened minor arterial street and a minor collector street, situated between two major development nodes on Lovell Road. Other properties in the immediate area are designated for Office, Mixed Use and Technology Park development.

- ▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) and PR (Planned Residential)/TO (Technology Overlay) at a density of 5.7 dus/ac., subject to the following 1 condition:**

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

PR and PR/TO zoning at this location will be consistent with the area's overall zoning pattern, and will provide the opportunity to ensure that development of the property will be compatible with the scale and intensity of surrounding development and will respect the site's topographic characteristics.

**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:

Lovell Road, a minor arterial street, has been widened to a five-lane cross section (with center turn lane) within recent years. Public water and sewer service are available in the area to serve this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently calls for Low Density Residential development and Slope Protection for this site. However, nearby properties to the north, south, and east are designated for more intense development than what would be allowed under LDR. Medium density development at this location would complement what is becoming a major development corridor between Pellissippi Parkway and I-40/75.

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

Through the approval of rezonings and development plans for area properties, this corridor has been transitioning into a moderately intense land use pattern in recent years. The widening of Lovell Road has enhanced this transition.

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

The development of major development nodes around the Pellissippi Parkway/Lovell Road and I-40/75/Lovell Road interchanges makes consideration of this proposal for Medium Density Development appropriate. The development plan review requirements for both MPC and the Tennessee Technology Corridor Development Authority will ensure the opportunity that the development of the subject property will be a compatible transition into less intense residential development to the west and sensitive to the property's slope characteristics.

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 widening of Lovell Road in recent years has enhanced the attractiveness of this corridor for some types

of more intense development. The two nodes on either end of this corridor, at Pellissippi Parkway and at I-40/75, continue to develop with a mix of uses.

2. The site is located at the intersection, with traffic signal, of a minor arterial street and a minor collector street, making the location appropriate for consideration of PR zoning at the requested density.

**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, 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. The subject property is appropriate for PR zoning, especially with its topographic characteristics, based on the above description. (See attached slope analysis as Exhibit B.) The requested density is at the very low end of the medium density range for dwelling units per acre. At 5.7 dwellings per acre, the property would yield approximately 356 units. The property developed at the upper end of the low density range, 5 dwellings per acre, would yield 222 units, while the upper end of the medium range, 12 dwellings per acre, would yield approximately 469 units. This takes into account the recommended method for determining the number of dwelling units based on slope.

**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 sewer utilities are available in the area to serve this site.
2. The proposed rezoning at the requested density will allow development of approximately 356 apartment units, generating 82 students for public and private schools and 2988 average daily vehicle trips for the area street network.
3. With proper site planning, the proposed development under PR zoning should have minimal impact on the surrounding area.
3. The proposed amendment to the zoning map will not adversely affect any other part of the county.

**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. With approval of the plan amendment request, the PR zoning at the requested density will be consistent with the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan Map.
3. The proposal does not represent any apparent conflicts with any other adopted plans.
4. A companion request for rezoning is on the May 5, 2014, agenda of the Tennessee Technology Corridor Development Authority for consideration of a Certificate of Appropriateness for Rezoning.

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: 2988 (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: 82 (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.