

▶ **FILE #:** 11-D-14-RZ

AGENDA ITEM #: 40

AGENDA DATE: 11/13/2014

▶ **APPLICANT:** PARTNERS V, LLC

OWNER(S): Ron Watkins

TAX ID NUMBER: 118 018 AND ADJACENT R-O-W INCLUDING YARNELL RD. R-O-W TO NORTH

JURISDICTION: County Commission District 6

STREET ADDRESS: 10644 Mercury Dr

▶ **LOCATION:** South side Mercury Dr., west of Lovell Rd.

▶ **APPX. SIZE OF TRACT:** 2.15 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mercury Dr., a local street with 20' of pavement width within 70' of right-of-way. The property also has frontage on Yarnell Rd., a major collector street with 25' of pavement width within 100' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Hickory Creek

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

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

▶ **EXISTING LAND USE:** Vacant land and house

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 5.6 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the north and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Yarnell Rd., Apartment complex - PR (Planned Residential)/TO (Technology Overlay)

South: Mercury Dr. - Houses - A (Agricultural)/TO & BP (Business & Technology Overlay)/TO

East: Vacant land - PC (Planned Commercial) /TO

West: Mercury Dr. - Houses - PR (Planned Residential)/TO

NEIGHBORHOOD CONTEXT: This area is developed with a mix of uses, including residential of various densities, office and commercial, under A, PR, BP, PC and OB zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential)/TO (Technology Overlay) zoning at a density of up to 5.6 du/ac, as requested.**

PR/TO is an appropriate zone for residential development of this site. PR/TO zoning and development is a logical extension of similar uses from the north and west and is consistent with the sector plan proposal for the site.

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. PR/TO is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.
2. The site has frontage on two streets, making it more appropriate for increased residential density than if it had sole access to a local street.
3. The requested density of up to 5.6 du/ac is consistent with other development in the immediate area.
4. This proposed amendment of the zoning map will not adversely affect any other part of the County, and the site plan approval required by the Tennessee Technology Corridor Development Authority (TTCDA) provides that no direct or indirect adverse effects will result from the change of zoning.

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

1. 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. 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 PR is the most appropriate zone for the proposed residential development of this site.
3. Site plans will be subject to review and approval of a development plan by the Tennessee Technology Corridor Development Authority (TTCDA), since the property is located within the TO overlay.

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. PR/TO zoning at the recommended density will allow reasonable use of the property for residential development, while maintaining compatibility with surrounding development and zoning.
2. The requested density of 5.6 du/ac would allow for a maximum of 12 dwelling units to be proposed for the site. That number of attached units would add approximately 142 vehicle trips per day to the street system and would add approximately 2 children under the age of 18 to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Public water and sanitary sewer utilities are available 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. The Northwest County Sector Plan designates this site within a mixed use special district (MU-SD-NWCO4). PR zoning in the medium density range is appropriate for consideration within this district.
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 present any apparent conflicts with any other adopted plans.
4. Because of the property's location within the TO overlay, a Certificate of Appropriateness for the rezoning must also be approved by TTCDA. This request is scheduled to be considered by TTCDA on November 10, 2014 (11-B-14-TOR).

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: 142 (average daily vehicle trips)

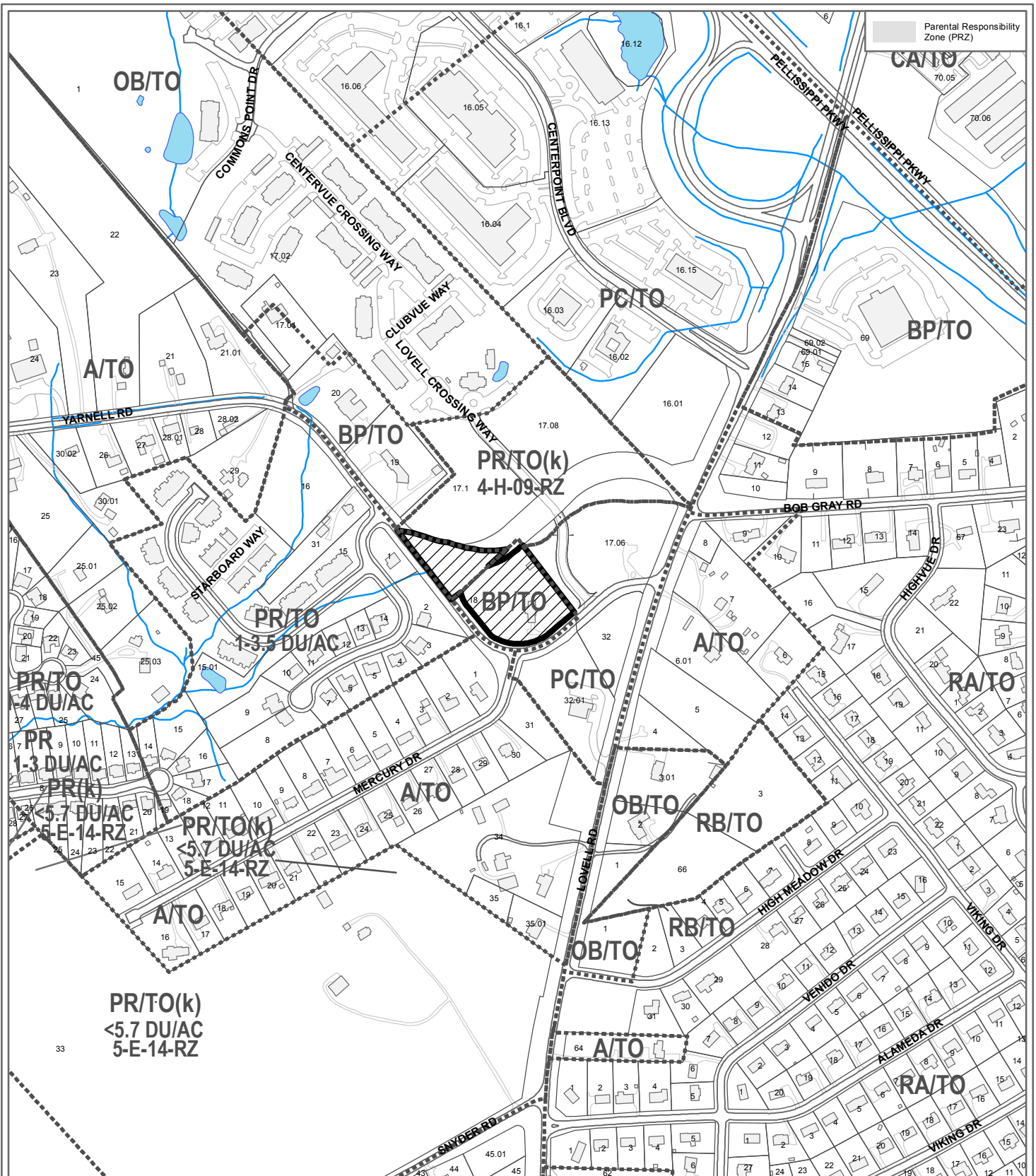
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (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 12/15/2014. 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.



Parental Responsibility Zone (PRZ)

**11-D-14-RZ
REZONING**

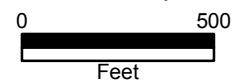
From: BP (Business and Technology) / TO (Technology Overlay) and PC (Planned Commercial) / TO
 To: PR (Planned Residential) / TO (Technology Overlay)



Petitioner: Partners V, LLC

Map No: 118

Jurisdiction: County



Original Print Date: 10/27/2014 Revised: 10/28/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902