

▶ **FILE #:** 2-F-15-RZ

AGENDA ITEM #: 34

AGENDA DATE: 2/12/2015

▶ **APPLICANT:** FIRST KNOX REALTY, LLC

OWNER(S): First Knox Realty, LLC

TAX ID NUMBER: 130 174

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11616 Snyder Rd

▶ **LOCATION:** East side Snyder Rd., north side Outlet Dr.

▶ **APPX. SIZE OF TRACT:** 13.36 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Farragut)

ACCESSIBILITY: Access is via Snyder Rd., a minor collector street with 20' of pavement width within 50' of right-of-way, or Outlet Dr., a 3 lane, major collector street with 36' of pavement width within 100' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** PR (Planned Residential) at up to 6.5 du/ac

▶ **ZONING REQUESTED:** PR (Planned Residential) at up to 12 du/ac

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

▶ **PROPOSED USE:** Apartments

DENSITY PROPOSED: 12 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning density from the east

HISTORY OF ZONING: A sector plan amendment to MDR and rezoning to PR at current density were approved for this property in 2007 (3-E-07-RZ/3-B-07-SP).

SURROUNDING LAND USE AND ZONING: North: House / A (Agricultural)

South: Outlet Dr. - RV sales business / CA (General Business)

East: Vacant land / PR (Planned Residential) @ 1-12 du/ac

West: Snyder Rd. - House, vacant land, outdoor vehicle storage / R-1 (Town of Farragut)

NEIGHBORHOOD CONTEXT: This area just north of I-40/75 is developed with a mix of uses, including low and medium density residential, office and commercial. The site is located about a half mile east of the N. Campbell Station Rd//I-40-75 interchange, which is developed primarily with commercial uses.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 12 du/ac.**

PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The site is relatively flat with few environmental constraints, so is appropriate for development at the maximum density allowed under the MDR sector plan designation.

The request is a logical extension of zoning density from the east.

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 is accessed from either Outlet Dr., a major collector street, or Snyder Rd., a minor collector street, and is about a half mile east from an interstate interchange. Outlet Dr. was recently improved and extended west from Lovell Rd. to N. Campbell Station Rd.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for medium density residential uses on the sector plan, consistent with the proposal.
3. The proposed medium density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern. The Farragut Town limits are across the street to the west from the subject property and the subject property is within Farragut's Urban Growth Boundary on the Growth Policy Plan. Officials from Farragut were notified of this request and have not indicated any objections.
4. The site is appropriate to be developed under PR zoning at the maximum permissible density in the MDR category. The site does not have significant slope or other environmental constraints, and has access to a major collector street.
5. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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 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. At the requested density of up to 12 du/ac on the 13.36 acres reported, up to 160 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 1456 trips to the street system and about 37 children to the school system. If more than 75 units are proposed, a traffic impact study will be required to be submitted along with development plans.
2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. 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 proposes medium density residential uses for this property, consistent with the requested PR zoning at up to 12 du/ac.
2. The site is located within the Urban Growth Area of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Town of Farragut has been notified of this request and has not presented any objections to this proposal.
3. Approval of this request does not appear to violate policies of any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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: 1456 (average daily vehicle trips)

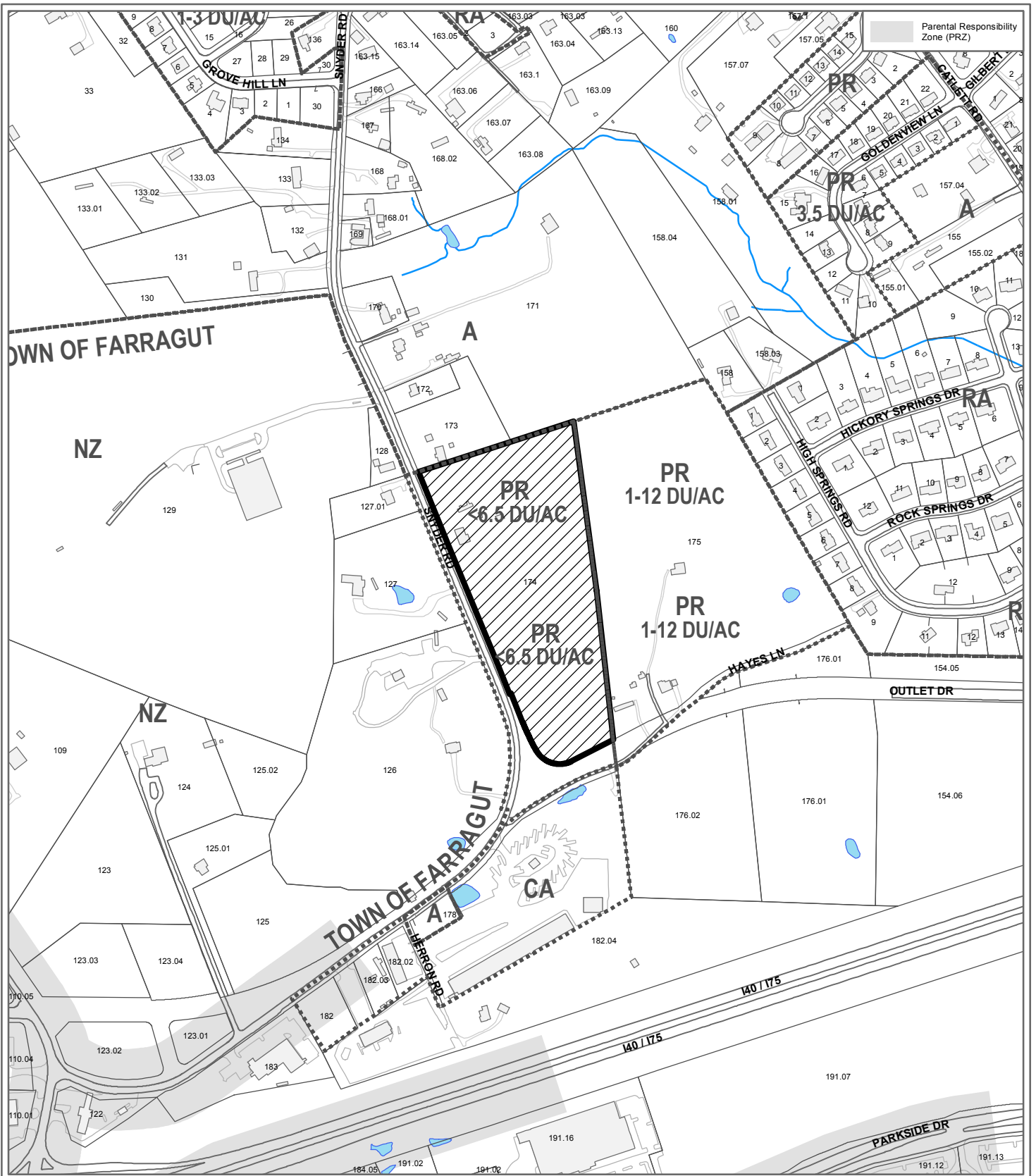
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 37 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut 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 3/23/2015. 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.



**2-F-15-RZ
REZONING**

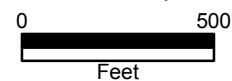
From: PR (Planned Residential) at up to 6.5 du/ac
 To: PR (Planned Residential) at up to 12 du/ac



Petitioner: First Knox Realty, LLC

Map No: 130

Jurisdiction: County



Original Print Date: 1/23/2015
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902