

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

▶ **FILE #:** 5-E-15-RZ
 5-B-15-SP

AGENDA ITEM #: 28
AGENDA DATE: 5/14/2015

▶ **APPLICANT:** FIRST KNOX REALTY LLC
 OWNER(S): James Gentry

TAX ID NUMBER: 130 074 [View map on KGIS](#)
 JURISDICTION: Commission District 6
 STREET ADDRESS: 11616 Snyder Rd
 ▶ **LOCATION:** East side Snyder Rd., north side Outlet Dr.
 ▶ **TRACT INFORMATION:** 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 PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** HDR (High Density Residential) / PR (Planned Residential) @ up to 18 du/ac
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Multi-dwelling attached residential development
DENSITY PROPOSED: 18 du/ac
 EXTENSION OF PLAN DESIGNATION/ZONING: No
 HISTORY OF ZONING REQUESTS: A sector plan amendment to MDR was approved for this property in 2007 (3-B-07-SP) and the current PR density of up to 12 du/ac was approved by MPC earlier this year (2-F-15-RZ).
 SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: House / LDR / A (Agricultural)
 South: Outlet Dr. - RV sales business / LDR / CA (General Business)
 East: Vacant land / MDR / PR (Planned Residential) @ 1-12 du/ac
 West: Snyder Rd. - House, vacant land, outdoor vehicle storage / Town of Farragut (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,

STAFF RECOMMENDATION:

▶ **DENY the request to amend the Northwest County Sector Plan map to HDR (High Density Residential).**

The requested sector plan amendment does not meet the General Plan criteria to warrant amendment of the land use plan. The applicant has reasonable use of the land under the current medium density residential plan designation.

▶ **DENY the requested increase in PR (Planned Residential) zoning density from 12 to 18 du/ac.**

Based on the denial recommendation of the sector plan amendment from Medium to High Density Residential, the associated rezoning request should be denied. The current PR zoning and density give the applicant reasonable use of the property.

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:

Outlet Dr. was recently improved and extended west from Lovell Rd. to N. Campbell Station Rd. However, the site does not meet criteria for location of densities of greater than 12 du/ac, such as adjacency to an identified activity center, or access to public transit. The current density is already much more than could be permitted on surrounding residential properties. Up to 160 units could be proposed for this site and up to 379 units could be proposed if combined with the abutting site to the east. Because of the site's location on collector streets and proximity to the interstate, the current medium density residential designation is appropriate, but the site is not appropriate for high density residential, which would be more out of character with surrounding development and should be located near an identified neighborhood or community center, with access to transit.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for medium density residential uses for the site, which should be maintained for this site. The update of the Northwest County Sector Plan does not propose any changes for this site.

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

No changes in policy warrant the requested sector plan amendment. Residential development density will already be concentrated at this location under the current medium density residential designation. Residential densities of up to 12 du/ac may be considered within MDR areas, which far exceeds any densities in the surrounding area.

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

There are no trends that warrant reconsideration of the original plan proposal. This sector plan is currently being updated and the current MDR designation is recommended to be maintained. The current MDR designation serves as a transition between more intense land uses proposed by Farragut and Knox County to the east and west and the low density residential area to the north in Knox County.

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 Urban Growth Area of Farragut on the Growth Policy Plan. It is proposed for medium density residential uses on the sector plan, consistent with the existing zoning and density.
3. The current 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 indicated agreement with the denial recommendation. Farragut's future land use plan map proposes light industrial or office uses for the site. Office uses are considered similar in intensity to medium density residential uses.

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. The current zoning and density of the site provides reasonable use of the property.

Under the current PR zoning at up to 12 du/ac on the subject 13.36-acre property, up to 160 dwelling units could be proposed for MPC consideration. If combined with the adjacent property (18.24 acres) to the east, which is zoned the same, up to 379 units could be proposed on the combined 31.6 acres.

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, but should be limited to no more than 12 du/ac, which is the maximum density allowed under the current MDR sector plan designation.

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 18 du/ac on the 13.36 acres reported, up to 240 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 2096 trips to the street system and about 56 children to the school system. At the current 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. Sidewalks are in place along Outlet Dr. and a portion of Snyder Rd. adjacent to the site. Sidewalks should be continued north along Snyder Rd. to connect with the development's pedestrian network.

2. PR zoning at the current 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 current 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. Staff met with The Town of Farragut staff and they are in agreement with the MPC staff recommendation.

3. The Knoxville-Knox County General Plan 2033 Development Policy 11.2 states the following for MDR development:

-Medium-density 6 to 12 du/ac in planned and urban growth areas (per Growth Policy Plan); appropriate along collector or arterial roads; along waterfronts; and as buffer zones between lower density residential and more intense uses. (This is the current situation, which is appropriate.)

-Medium density 6 to 24 du/ac in urban growth areas adjacent to neighborhood or community centers.

(Neither the current Northwest County Sector Plan nor the pending update identify an intense neighborhood or community center in this area. Therefore, staff cannot apply the 6 to 24 du/ac standard for this site.) There is no public transit available in the area to serve the site, which would also be very desirable for the requested density.

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: 2096 (average daily vehicle trips)

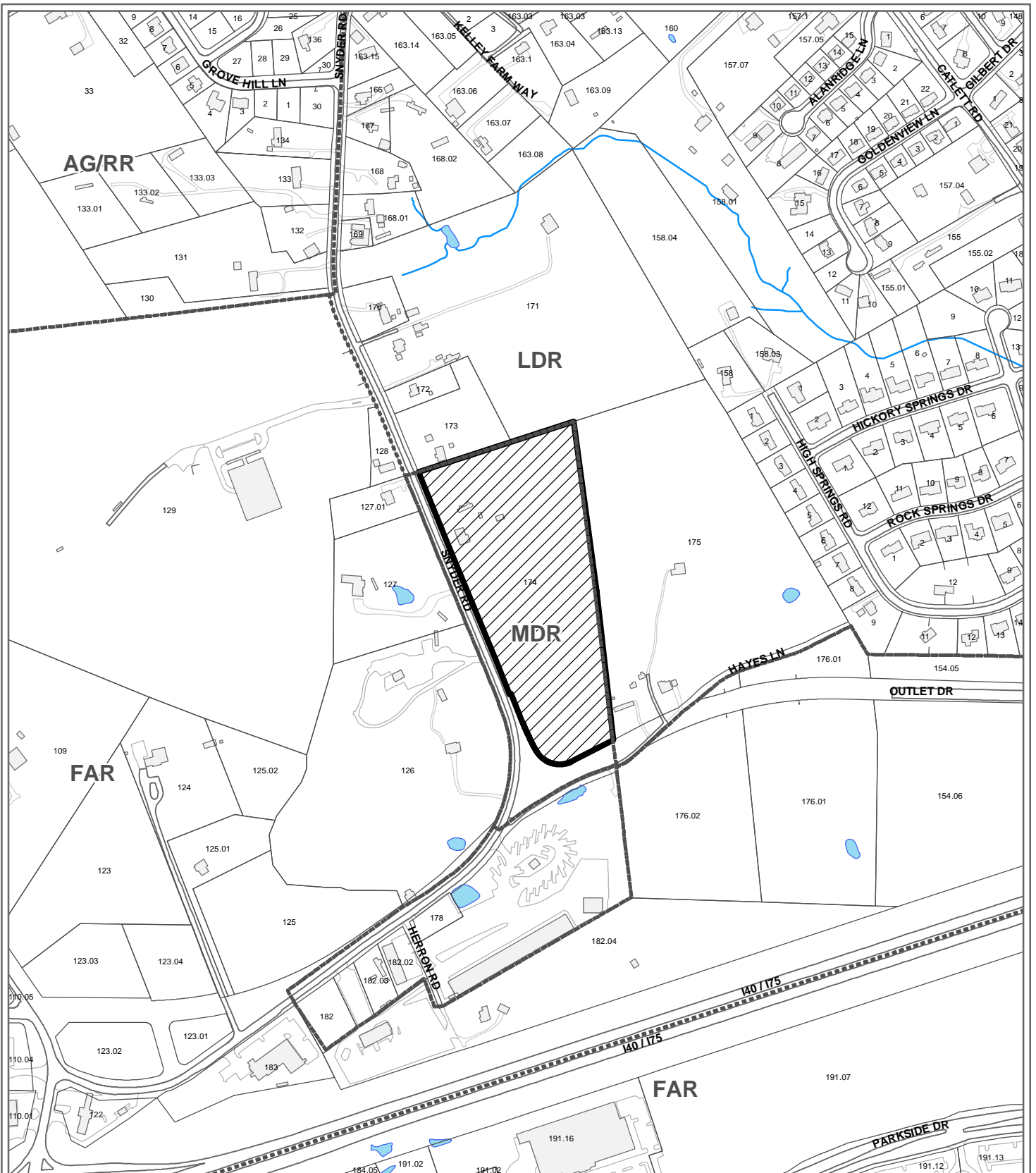
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 56 (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 6/22/2015. 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.



**5-B-15-SP / 5-E-15-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: MDR (Medium Density Residential)
To: HDR (High Density Residential)



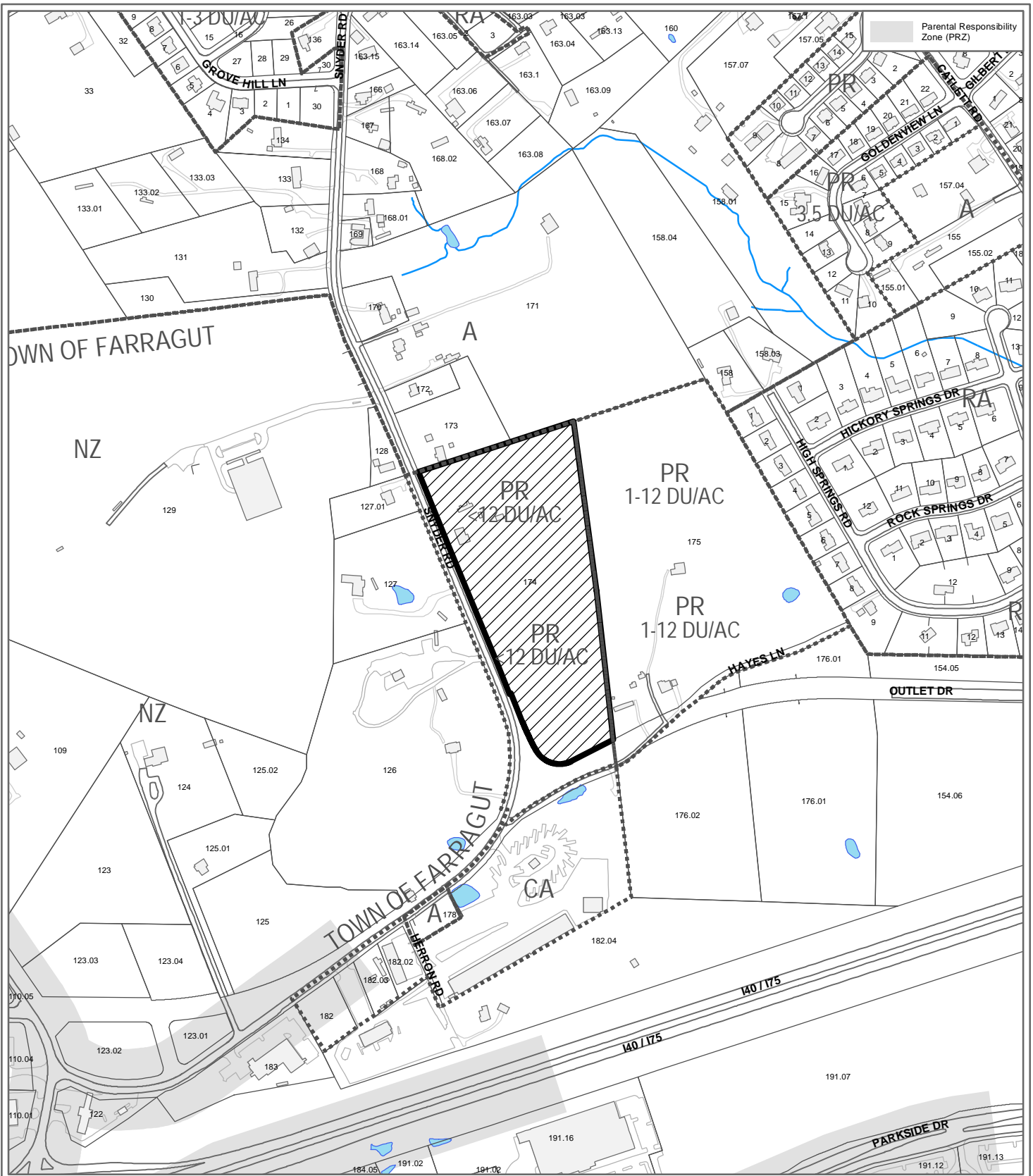
Petitioner: First Knox Realty LLC

Map No: 130

Jurisdiction: County



Original Print Date: 4/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**5-E-15-RZ
REZONING**

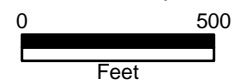
From: PR (Planned Residential) @ up to 12 du/ac
 To: PR (Planned Residential) @ up to 18 du/ac



Petitioner: First Knox Realty LLC

Map No: 130

Jurisdiction: County



Parkside Drive to Outlet Drive Connector Transportation Feasibility Study

FY 15: \$100,000

Total Project Cost: \$100,000

80% TDOT

20% Local Match (TOF CoK and KC)

Local Match Reimbursed Post Study

