

▶ **FILE #:** 1-B-16-RZ

AGENDA ITEM #: 31

AGENDA DATE: 1/14/2016

▶ **APPLICANT:** PARTNERS V, LLC

OWNER(S): Partners V, LLC

TAX ID NUMBER: 118 H A PT 03202, PT 118-018 MAP ON FILE AT [View map on KGIS](#)
 MPC

JURISDICTION: County Commission District 6

STREET ADDRESS:

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

▶ **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Yarnell Rd., a major collector street with 20' of pavement width within 100' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

▶ **PRESENT ZONING:** PC (Planned Commercial) / TO (Technology Overlay) and PR (Planned

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Several properties

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

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

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

West: Vacant land - 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) and PC (Planned Commercial) / TO zoning, as requested and depicted on attached agenda map.**

The recommended zoning changes are necessary to align the zoning with the actual proposed development for the subject properties. The combination of the Yarnell Rd. realignment and the grading that has been approved has resulted in zoning lines that are not consistent with the approved development plans.

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 along Yarnell Rd., a major collector street, is appropriate for the proposed uses, as shown on approved development plans.
2. The proposed changes to the zoning map will bring the zoning into consistency with the approved development for the area.

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

1. The requested PR and PC zoning districts are both planned zoning districts that require MPC approval of development plans. Plans have been approved for development of the subject property, but in the proposed rezoning area, the approved uses are not consistent with the zoning map.
2. Based on the above situation, this proposed rezoning is appropriate to clear up discrepancies between the zoning map and actual use of the property.
3. The TO overlay is established to provide for physical development review in the Tennessee Technology Corridor area of Knox County by TTCDA. The TO zoning overlay will remain on the subject, meaning that future proposals may be subject to TTCDA approval of a Certificate of Appropriateness.

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. This proposed amendment of the zoning map will not adversely affect any other part of the County.
3. Development plans have already been approved for this area, so this rezoning will have no impact on how the property is ultimately developed.

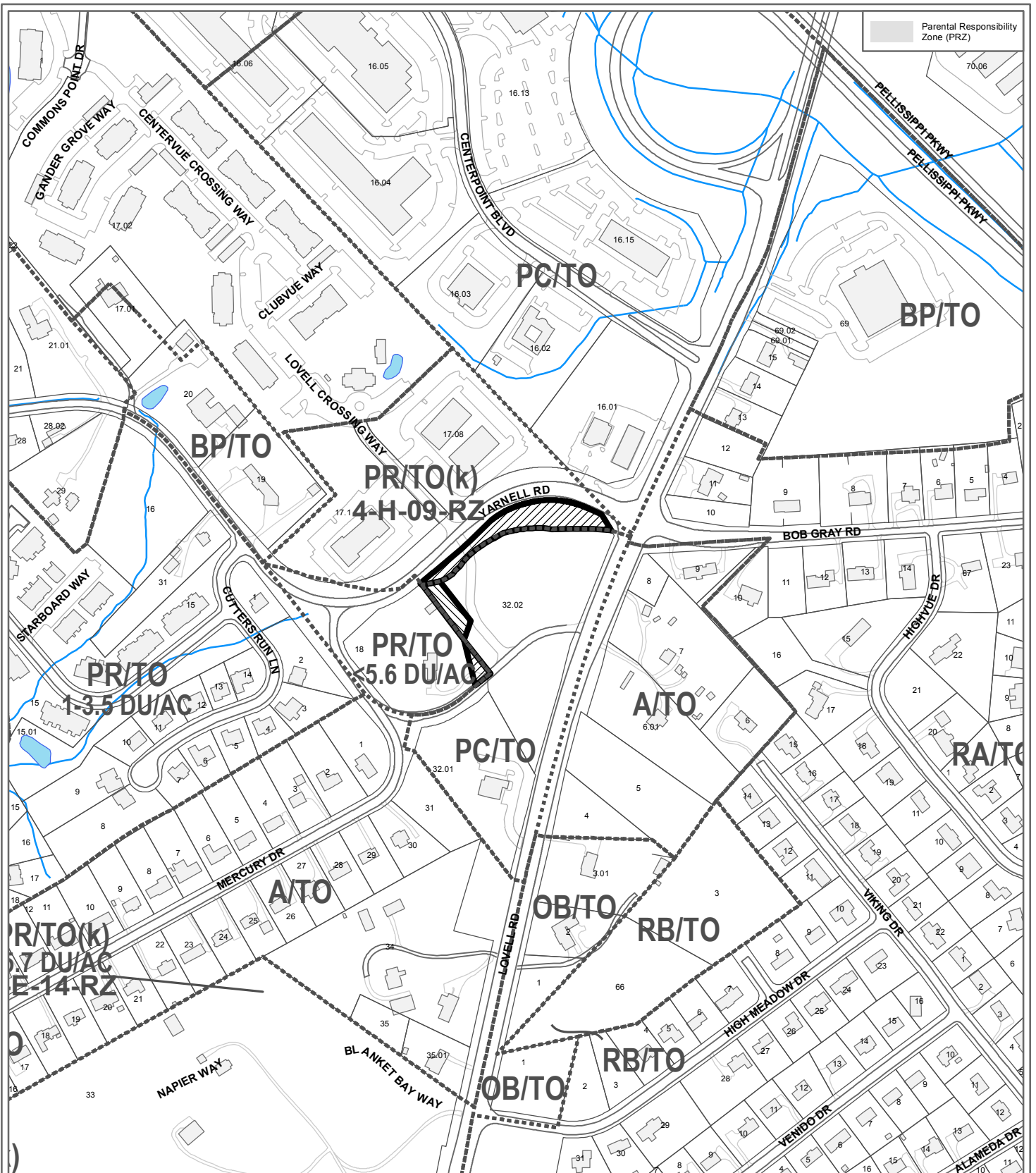
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan designates this area as part of a mixed use special district (MU-SD-NWCo-4). Both PC/TO and PR/TO zoning are appropriate within this special district.
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. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning. This request is scheduled to be considered by TTCDA on Mon., January 11, 2016 (1-A-16-TOR).

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/22/2016. 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.



**1-B-16-RZ
REZONING**

Petitioner: Partners V, LLC



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



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

Map No: 118

Jurisdiction: County



Original Print Date: 1/6/2016

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902