

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 11-D-16-UR

**AGENDA ITEM #:** 40

**AGENDA DATE:** 11/10/2016

▶ **APPLICANT:** KISHOR TAILOR

OWNER(S): Kishor Tailor

TAX ID NUMBER: 71 I C 025 & 027

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4325 Asheville Hwy

▶ **LOCATION:** North side Asheville Hwy, west of Carta Rd.

▶ **APPX. SIZE OF TRACT:** 7 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Asheville Hwy., a four-lane, median-divided, major arterial street, or Carta Rd., a local street with 20' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant motel

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

12.3 du/ac

HISTORY OF ZONING: The property was rezoned O-1 from C-3 and R-2 in 2003.

SURROUNDING LAND USE AND ZONING: North: Apartments & houses / R-2 (General Residential) & EN-1 (Established Neighborhood)

South: Asheville Hwy, restaurants / C-3 (General Commercial)

East: Apartments / R-2 (General Residential)

West: Church / O-1 (Office, Medical and Related Services)

NEIGHBORHOOD CONTEXT: This section of Asheville Hwy. is developed with commercial businesses fronting on the highway zoned C-3, residential uses zoned R-2, R-1A, R-1 and EN-1, and a church zoned RP-1.

**STAFF RECOMMENDATION:**

▶ **POSTPONE the request for an 85 unit apartment complex until the December 8, 2016 MPC meeting.**

Staff is recommending postponement of this development plan because of information recently provided by TDOT that affects access to Asheville Hwy. The proposed plan has two access points to Asheville Hwy. The access to the east is proposed to be right-in only and the access to the west is right-out only. TDOT will allow only one access point to Asheville Hwy and it can be right-in/right-out. The location of this access along the street frontage could have a substantive impact on the circulation on the site. Additional time is needed to work out the Asheville Hwy access issues, as well other minor site design issues.

**COMMENTS:**

The applicant is requesting approval of an 85 unit apartment development on 7 acres that is zoned O-1 (Office, Medical and Related) district which allows multi-dwelling developments via use-on-review, consistent with the R-2 district regulations. This proposal is to renovate a old hotel to residential uses. A new access point to Carta Rd. is proposed which will allow a safe left turn movement onto Asheville Hwy.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development at a density of 12.3 du/ac is consistent the density standards of the R-2 zone district, which the O-1 zone refers to for multi-dwelling developments.
3. There are multi-dwelling developments to the east and north of the site, and church to the west.
4. An estimated 23 school age children will live in the development, which are currently zoned for Sunnyview Pr/Chilhowee Int, Holston Middle, and Austin East High.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed apartment development meets the standards for development within a O-1 (Office, Medical and Related) zone and applicable R-2 (General Residential) zone requirements. Other zoning requirements, such as landscaping, are deficient and need to be addressed.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood since this area is has a mix of uses, including office, commercial, residential, church, and nearby public school and library.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The property designated MU-SD EC-2 on the sector plan, which recommends a mix of medium density residential, office, and commercial uses. The proposed multi-dwelling development at a density of 12.3 du/ac is consistent with the recommendations of the Sector Plan and the O-1 zoning.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** 825 (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:** 23 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Holston Middle, and Austin East High.

- 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.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.