

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 8-E-17-UR

AGENDA ITEM #: 52

AGENDA DATE: 8/10/2017

► **APPLICANT:** AARON PENNINGTON

OWNER(S): Dominion Development Group

TAX ID NUMBER: 121 A B 004, 005, 006 & 007

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6404 Deane Hill Dr

► **LOCATION:** Southeast side of Deane Hill Dr., south end of Gerald R. Ford St.

► **APPX. SIZE OF TRACT:** 3.808 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 24' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **ZONING:** C-3 (General Commercial) & C-3 pending

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Mixed use building (residential and non-residential)

26.5 du/ac

HISTORY OF ZONING: MPC approved C-3 in June 2017 (6-F-17-RZ). City Council will consider approval at second reading on 8-1-2017.

SURROUNDING LAND USE AND ZONING: North: Young Williams Animal Village / C-4 (Highway & Arterial Commercial)

South: Railroad R-O-W, business park / C-6 (General Commercial Park)

East: Office, church / O-1 (Office, Medical & Related Services)

West: Business / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of light industrial, office and commercial uses under I-2, O-1, C-3, C-4 and C-6 zoning.

STAFF RECOMMENDATION:

► **POSTPONE** until the September 14, 2017 MPC meeting as requested by the applicant.

The Traffic Impact Study (TIS) submitted by the applicant used traffic counts taken during the summer months while school is not in session. Because of the close proximity of Bearden Elementary School, staff is requiring that the traffic counts be taken while school is in session to ensure that any necessary improvements be made associated with this development.

COMMENTS:

This proposal is a mixed use development that includes 101 dwelling units and 3,000 square feet of commercial space in the C-3 zone. The site is approximately 3.8 acres and will have a gross residential density of approximately 26.6 dwelling units per acre. The development is located on Deane Hill Dr., south of the Gerald R. Ford St. terminus, and approximately 1,000 feet west the Kingston Pike/Deane Hill Dr. intersection. The property is surrounded by a mix of non-residential uses, including a large church, offices, retail, wholesale, animal shelter, railroad right-of-way, self-storage, and a large distribution center.

Residential uses can be considered in the C-3 zone if the planning commission approves a special exception to allow the use. The commercial space shown on the plan is described as being a restaurant(s) but can be any of the permitted uses within the C-3 zone. Because of the small size of the two commercial spaces (2,000 sqft and 1,000 sqft) and the location being at the front of the building, the commercial uses should have little negative impact on the associated residential uses. The parking provided at the front of the building is intended for the commercial use and the parking to the rear of the property is for the residential use. A sidewalk and landscaping will be installed along the Deane Hill Dr. frontage. The amenities provided for the residential use include a clubhouse, workout facilities and a pool.

Since the Traffic Impact Study (TIS) does not include traffic counts during the school year, it is unknown the full potential impact of the development on Deane Hill Dr. The initial analysis from the traffic engineer hired by the applicant is that the impact will be minimal and no roadway improvements are anticipated, even with the additional traffic anticipated while school is in session.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 2 (public school children, ages 5-18 years)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.