

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

▶ **FILE #:** 7-E-17-RZ

AGENDA ITEM #: 50

AGENDA DATE: 7/13/2017

▶ **APPLICANT:** KNOXVILLE PARTNERS, LLC

OWNER(S): Brandt Enderle

TAX ID NUMBER: 59 PART OF 026 MAP ON FILE AT MPC

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3001 Knoxville Center Dr

▶ **LOCATION:** Northwest side Millertown Pike, north side North Mall Rd., north of I-640

▶ **APPX. SIZE OF TRACT:** 9 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via North Mall Rd., a major collector street and Knoxville Center Dr. the major access drive serving the Knoxville Center Mall.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **PRESENT ZONING:** SC-3 (Regional Shopping Center)

▶ **ZONING REQUESTED:** RP-2 (Planned Residential)

▶ **EXISTING LAND USE:** Knoxville Center Mall parking lot

▶ **PROPOSED USE:** Attached multi-dwelling residential

DENSITY PROPOSED: 35 du/ac

EXTENSION OF ZONE: RP-1 zoning is on the north side of the subject property.

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Apartments / RP-1 (Planned Residential)

South: Commercial, North Mall Rd., I-640 / SC-3 (Regional Shopping Center)

East: Knoxville Center Mall / SC-3 (Regional Shopping Center)

West: Commercial, detached houses / SC-3 (Regional Shopping Center), C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This site is located in the parking lot of Knoxville Center Mall, on the west side adjacent to JCPenney. The area includes Knoxville Center Mall, large and small box retail, and apartments developed in the SC-3 and RP-1 zones.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at a density of up to 35 du/ac.**

RP-2 zoning at a density of up to 35 du/ac is consistent with both the One Year Plan and the sector plan designations and is appropriate at this location, being within a regional commercial center.

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. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. RP-2 zoning at the requested density is consistent with both the sector plan and One Year Plan proposals for the area.
3. RP-2 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, site lighting, traffic circulation, access, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

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

1. RP-2 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 RP-2 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. The recommendation is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. Approval of RP-2 zoning at the recommended density will allow the applicant to submit a development plan with up to 315 dwelling units for MPC's consideration. A traffic impact study will be required for this development at the proposed density.
3. Public water and sewer utilities are in place 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 City of Knoxville One Year Plan proposes Regional Mixed Use Center uses for this site. Design based zoning can be considered and being that the RP- 2 zoning requires use on review approval by MPC, it is an appropriate zone for consideration within this district.
2. The North City Sector Plan proposes Regional Mixed Use Center uses for this site. This land use is envisioned to be highest intensity mixed use centers. These districts should be served by sidewalk and transit systems and be located on a major arterial, adjacent to an Interstate highway or adjacent to downtown. Housing densities in the core of such districts can be 24 or more du/ac. Design based zoning can be considered and being that the RP- 2 zoning requires use on review approval by MPC, it is an appropriate zone for consideration within this district.
3. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 2677 (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: 5 (public school children, ages 5-18 years)

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton 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.

If approved, this item will be forwarded to Knoxville City Council for action on 8/15/2017 and 8/29/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.