

# REZONING REPORT

▶ **FILE #:** 12-A-20-RZ

**AGENDA ITEM #:** 10

**AGENDA DATE:** 12/10/2020

▶ **APPLICANT:** TAYLOR FORRESTER OBO THE OFFICES AT ST. ANDREWS, LLC

**OWNER(S):** The Offices at Saint Andrews, LLC

**TAX ID NUMBER:** 120 H C 061

[View map on KGIS](#)

**JURISDICTION:** City Council District 2

**STREET ADDRESS:** 8300 E. Walker Springs Ln.

▶ **LOCATION:** East side of E. Walker Springs Ln., north of I-40 / I-75

▶ **APPX. SIZE OF TRACT:** 14.78 acres

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** N/A

**ACCESSIBILITY:** Access is via East Walker Springs Lane, a local street with a pavement width of 27.6 feet of pavement within a right-of-way width of 52.6 feet.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Ten Mile Creek

▶ **PRESENT ZONING:** OP (Office Park)

▶ **ZONING REQUESTED:** RN-6 (Multi-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶

**EXTENSION OF ZONE:** No

**HISTORY OF ZONING:** 8-Q-81-RZ: R-1 to RP-1 (@ 4.1 du/ac); 6-G-83-RZ: RP-1 (@4.1 du/ac) to RP-1 (6 to 10 du/ac)

**SURROUNDING LAND USE AND ZONING:** North: Single family residential - RN-1 (Single-Family Residential Neighborhood Zoning District)

South: Right of Way - ROW (Right of Way)

East: Public/quasi-public - RN-2 (Single-Family Residential Neighborhood Zoning District)

West: Public/quasi-public - RN-1 (Single-Family Residential Neighborhood Zoning District)

**NEIGHBORHOOD CONTEXT:** The area is within 0.3 miles of the commercial/office node at the Gallaher View Road interchange with I-40/75, adjacent to the interstate and part of the West Hills neighborhood.

## STAFF RECOMMENDATION:

▶ **Approve RN-5 (General Residential Neighborhood District) zoning because it is consistent with the Northwest City Sector Plan designation and the building height limitation of the zone district is 35 feet which is compatible with the adjacent single family residential neighborhood (Applicant requested RN-6 Multifamily Residential Neighborhood District).**

**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 GENERALLY:

1. There have been no recent, significant changes in this area that would prompt a rezoning. However, the staff recommendation to the RN-5 zone district is compatible with the adjacent single family residential neighborhood and allows for multi-family development. This site is located along a greenway, in an area with sidewalks, bike lanes and a connection to transit on Gallaher View Road.

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

1. The RN-5 (General Residential Neighborhood) District is intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
3. In the RN-5 District, building height is limited to 35 feet which is more compatible with the adjacent single family residential neighborhood. RN-6 permits building heights of 65 feet and would be out of character with the adjacent neighborhood.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. RN-5 zoning should not cause any adverse effects for surrounding properties.
2. The location is well serviced by a variety of transportation options, including bus transit, sidewalks, greenways and interstate access. It is also within 0.3 miles of an interstate commercial node. A greenway runs through the property and connects to the West Hills and Bynon Park which lies within 500 feet of the site (See Exhibit A).
3. (REVISED: 12/7/2020) A Transportation Impact Study dated November 17, 2020 by Addie Kirkham with Fulghum MacIndoe & Associates evaluates the impact of a residential development consisting of 216 apartment units at this location. A recommendation for a new traffic signal at the existing intersection of N Gallaher View Road at E Walker Springs / Sam's Club Driveway is noted on page 3 of the study, and a northbound right turn lane and a southbound left turn lane were also studied at the intersection of N Gallaher View Road and E Walker Springs Rd., but all options will have to be evaluated further by the City of Knoxville Traffic Office. The study also describes in detail the proximity of the site to the transit network, as well as the pedestrian and bicycle network (See Exhibit B).
4. The maximum density based on minimum lot area alone for multi-family on this 14.78 acre parcel in RN-5 is 437 units, while the maximum density for the applicant requested RN-6 based on the same is 672 units.

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 City Sector Plan's current MDR/O (Medium Density Residential/Office) designation notes that this designation should be located near community activity centers, including uses, such as parks and commercial/office nodes, that are served by transit and sidewalks.
2. RN-5 is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 5290 (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: 61 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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 1/12/2021 and 1/28/2020. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.