

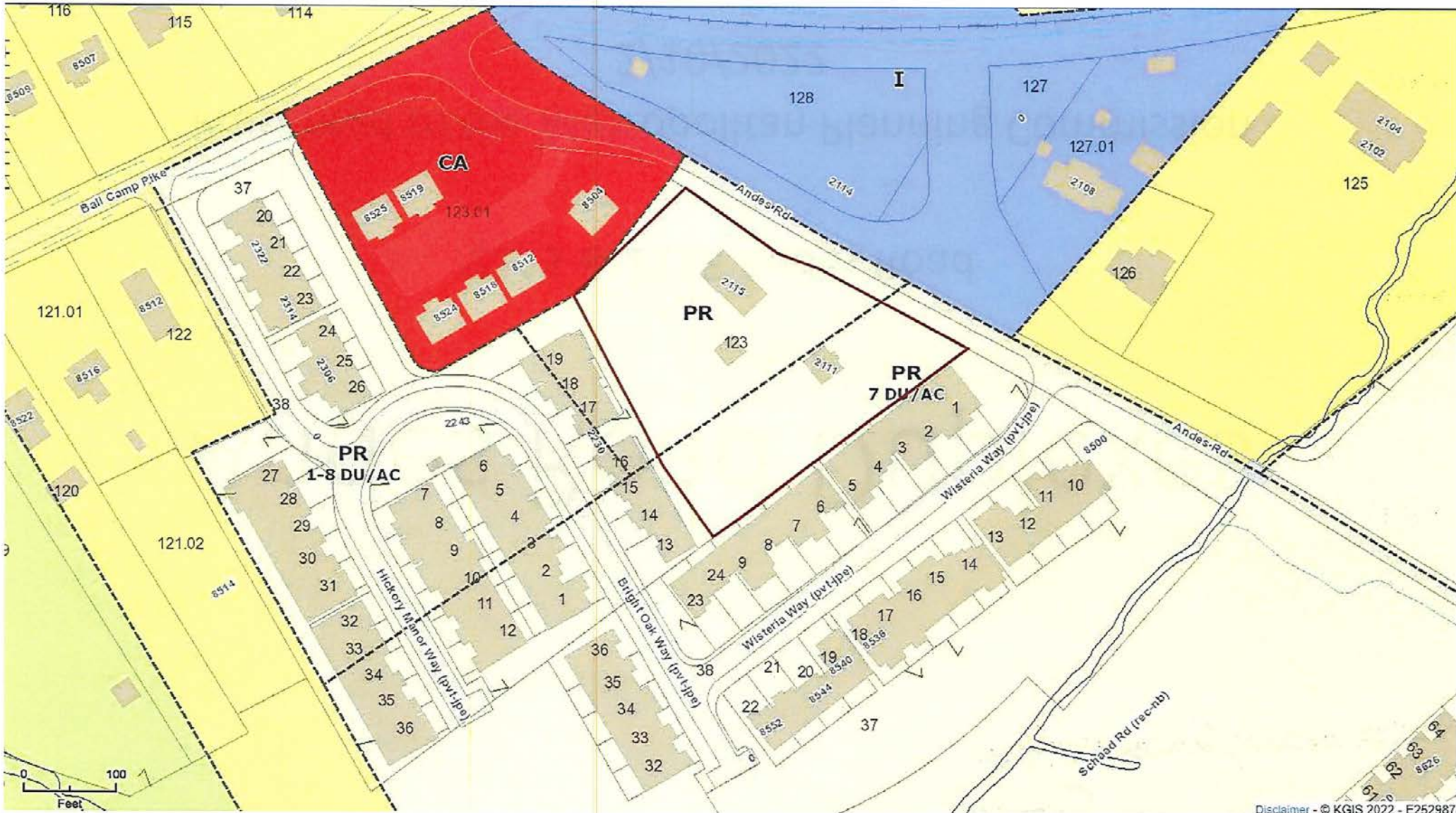
Meeting on 2/10/22  
# 511-A-21-SP/11-C-21-A2

# Andes Road Duplexes

2111 & 2115 Andes Road

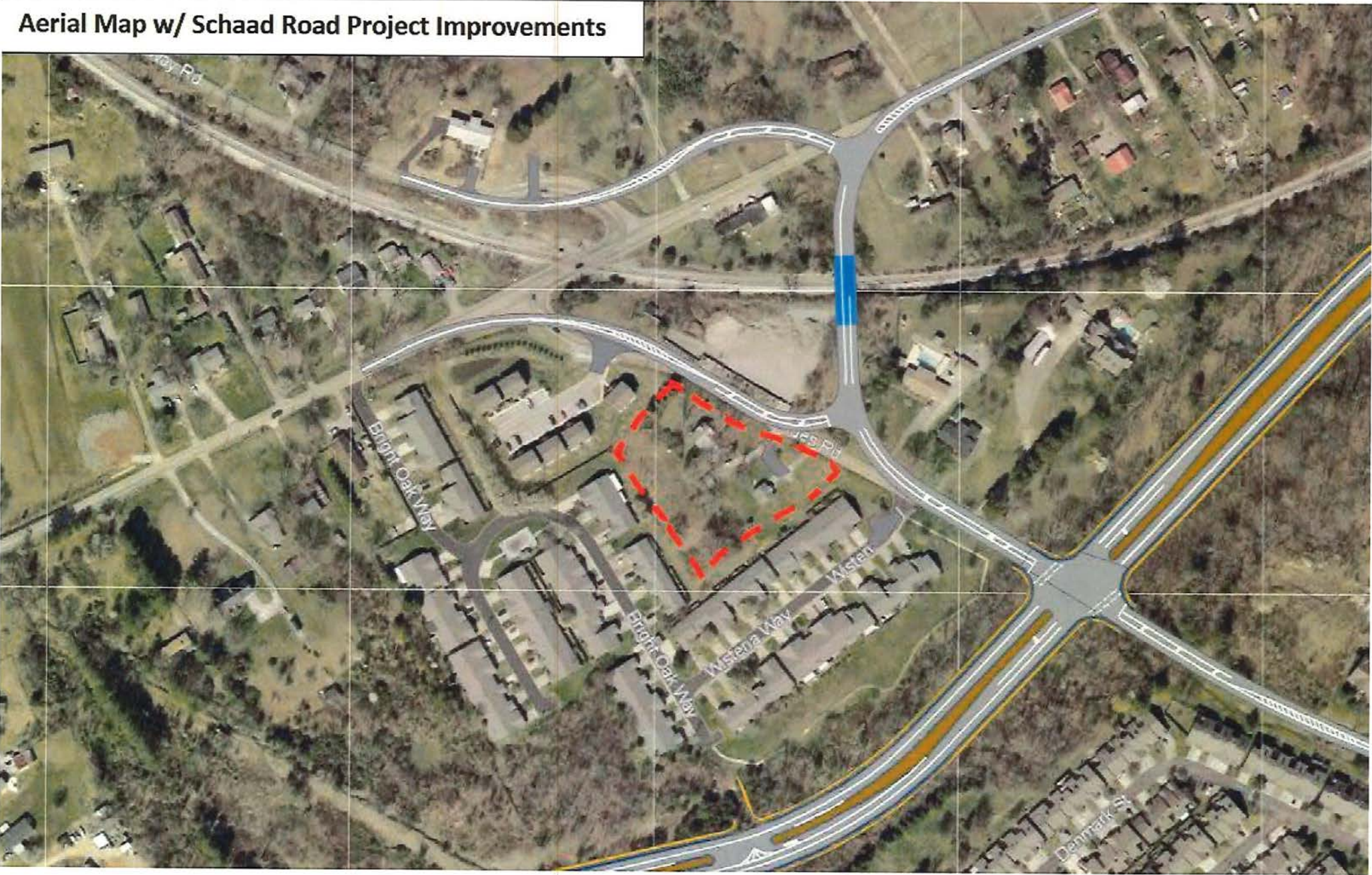
Presented to the Metropolitan Planning Commission  
2/10/2022

# Knox County Zoning Map





Aerial Map w/ Schaad Road Project Improvements





# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 11-C-21-RZ  
11-A-21-SP

**AGENDA ITEM #:** 5  
**AGENDA DATE:** 2/10/2022

**POSTPONEMENT(S):** 11/10/2021

▶ **APPLICANT:** HUBER PROPERTIES  
**OWNER(S):** Huber Properties

**TAX ID NUMBER:** 91 123 [View map on KGIS](#)

**JURISDICTION:** Commission District 6

**STREET ADDRESS:** 2115 Andes Rd. (& 2111 Andes Rd.)

▶ **LOCATION:** West side of Andes Road, due north of Wisteria Way.

▶ **TRACT INFORMATION:** 1.76 acres.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Andes Road, a major collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

**UTILITIES:** Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District

**WATERSHED:** Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / PR (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Single family residential

▶ **DENSITY PROPOSED:** 12 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, MDR and PR is adjacent

**HISTORY OF ZONING REQUESTS:** None noted.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Multifamily residential / NC (Neighborhood Commercial) / CA (General Business)

South: Multifamily residential / MDR (Medium Density Residential) / PR (Planned Residential)

East: Single family residential / NC (Neighborhood Commercial) / I (Industrial)

West: Multifamily residential / MDR (Medium Density Residential) / PR (Planned Residential)

**NEIGHBORHOOD CONTEXT:** This area is primarily a mix of medium density residential attached dwellings, surrounded by single family residential on larger lots.

**STAFF RECOMMENDATION:**

- ▶ Approve the sector plan amendment to MDR (Medium Density Residential) because it is a minor extension of an existing area zoned for medium density residential uses.
  
- ▶ Approve PR (Planned Residential) zoning up to 7 du/ac because it is a minor extension of the existing zone's residential density.

**COMMENTS:**

**SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:**

1. The subject property is adjacent to the Andes Road intersection improvements for the Schaad Road Project, providing additional capacity for the transportation network in this area.

**INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

1. The Schaad Road improvements will increase transportation network capacity and safety for this area, making additional residential development more feasible.

**AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The area was shown as NC (Neighborhood Commercial) in the 2016 Northwest County Sector plan update, however, this area has not built out as commercial, despite the existing CA (General Business) and I (Industrial) zoning at this node.
2. In 2016 the adjacent CA zoned area was built out with duplexes.

**TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:**

1. The MDR designation allows consideration of residential zone districts that could permit densities up to 12 dwelling units per acre in the Northwest County Sector Plan.
2. The existing zoning at this location is PR (Planned Residential) with a portion up to 7 du/ac and the majority of the site up to 5 du/ac, which would permit medium residential development currently.
3. The increased transportation network capacity provided by the Schaad Road improvements warrant reconsideration of the NC designation.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

**PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 subject property is adjacent to the Andes Road intersection improvements for the Schaad Road Project, providing additional capacity for the transportation network in this area.
2. There is an increased demand for a variety of housing options in Knox County.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE**

**APPLICABLE ZONING ORDINANCE:**

1. The PR (Planned Residential) district 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. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

**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 proposed rezoning requires site plan review and approval by the Planning Commission to ensure a high quality of design and mitigate potential impacts to adjacent properties.
2. The planned right-of-way improvements for Andes Road at this location demonstrate a grade change of 18-ft at this location and vertical alignment of driveway at 10%, which will require slope easements and present additional challenges related to buildout at the site. Because of this access situation staff recommends PR at 7 du/ac.
3. The site plan review process will also allow the Planning Commission to consider any potential impacts related to the proximity of the Andes Road improvements.

**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 recommended PR zone district is in compliance with the recommended Northwest County Sector Plan amendment to MDR (Medium Density Residential).
2. The amendment is in compliance with all other adopted plans.

**ESTIMATED TRAFFIC IMPACT: 235 (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: 2 (public school children, grades K-12)**

Schools affected by this proposal: Ball Camp Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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 Knox County Commission for action on 3/28/2022. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**Requested density blends well with neighboring developments.**



Not to Scale



HUBER  
PROPERTIES<sup>LLC</sup>

12 D/U's per acre is appropriate because:

- Property is currently ***surrounded by Medium Density Residential zoning, Commercial zoning, and Industrial zoning.***
- Property is shown as ***appropriate for Commercial*** use in the Sector Plan.
- Knox County is spending ***\$30,000,000-\$45,000,000 on phase II and III of the Schaad Road extension in front of the property.***
- After receiving Staff's recommendation, ***we were able to address the concern about the 19% grade at the entrance by reducing it to 5%.***
- The size and ***scale*** of the proposed development ***blends well*** with the surrounding neighborhood.
- Knox County is experiencing a ***housing shortage*** and is expected to grow by ***75,000 people*** in the next decade.