

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-A-20-RZ **Related File Number:**
Application Filed: 10/26/2020 **Date of Revision:**
Applicant: TAYLOR FORRESTER OBO THE OFFICES AT ST. ANDREWS, LLC

PROPERTY INFORMATION

General Location: East side of E. Walker Springs Ln., north of I-40 / I-75
Other Parcel Info.:
Tax ID Number: 120 H C 061 **Jurisdiction:** City
Size of Tract: 14.78 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** MDR / O
Growth Policy Plan: N/A
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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8300 E. Walker Springs Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park)
Former Zoning:
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood)
Previous Requests: 1-F-05-RZ
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)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

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).

Staff Recomm. (Full):

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. Rezonings 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. 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.

Action: Approved

Meeting Date: 12/10/2020

Details of Action:

Summary of Action:

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).

Date of Approval: 12/10/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/9/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: