

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 1-B-03-SP **Related File Number:** 1-G-03-RZ
Application Filed: 12/9/2002 **Date of Revision:**
Applicant: WINSTON COX / CBJ, LLC
Owner:

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side Old Clinton Pike, southwest of W. Beaver Creek Dr.
Other Parcel Info.:
Tax ID Number: 67 149 **Jurisdiction:** City
Size of Tract: 6.5 acres
Accessibility: Access is via Old Clinton Pike, a major collector street with 20' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Townhouses **Density:** 6-12 units per acre
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of uses including single family dwellings, apartments and condominiums, a church and a county park within PR, RB, RA and Agricultural zones.

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

Street: 7305 Old Clinton Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) and A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: This site was recommended for PR at 5 du/ac in 2000 by MPC, but withdrawn from County Commission's agenda. (11-C-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE MDR (Medium Density Residential) designation

Staff Recomm. (Full):

MDR designation of this site is consistent with the RB zoning found on part of the site and with the MDR designation and apartment development found to the east across Old Clinton Pike. The sector plan proposes low density residential use for this site

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. Changing from RB and Agricultural to PR at 6 to 12 dwellings per acre would not significantly increase the development density, and would allow similar development to that built across Old Clinton Pike within PR zoning.
3. The property's RB and Agricultural zones allow very low to medium density residential development.

THE EFFECTS OF THE PROPOSAL

1. The RB and Agricultural zones would permit residential development similar to that permitted under the requested PR zone.
2. PR zoning at a medium density designation would be consistent with that permitted or existing on nearby lots zoned RB and PR.
3. Maximum development under PR zoning at 12 du/ac would add 78 units, generate approximately 624 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 13 children.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PR zoning at the density requested will permit consideration of uses compatible with the scale and intensity of surrounding development and the water, sewer, and street systems available to serve the site
2. Other RA and RB zoned property in the area could be rezoned to PR at 6 to 12 du/ac and stay within the policies and guidelines of the adopted plans for the area.
3. Medium density residential development of this site would continue the urban residential development of the area.

MPC Action:

Approved

MPC Meeting Date: 1/9/2003

Details of MPC action:

Summary of MPC action:

APPROVE MDR (Medium Density Residential)

Date of MPC Approval:

1/9/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

County Commission

Date of Legislative Action:

2/24/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Limited to 6 du/ac

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: