

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 1-D-04-SP **Related File Number:** 1-R-04-RZ
Application Filed: 12/8/2003 **Date of Revision:**
Applicant: FUAD REVEIZ
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
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PROPERTY INFORMATION

General Location: South side Hardin Valley Rd., east of Southern Shade Blvd.
Other Parcel Info.:
Tax ID Number: 104 H A 25, 26 **Jurisdiction:** County
Size of Tract: 7.3 acres
Accessibility: Access is via Hardin Valley Rd., a four lane, median divided minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: House, barn and pasture
Surrounding Land Use:
Proposed Use: Condominiums **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office and LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant property is located adjacent to an office zoned OA and large residences on large lots zoned A.

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

Street: 10400 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but adjacent property was zoned OB in 2002.

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) and 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.): DENY MDR sector plan designation because the property is better suited to low density residential development
APPROVE LDR for the portion of the property designated for office uses

Staff Recomm. (Full): Medium density residential development would be too intense for this property, given the site's moderate to steep slopes and its close proximity to a large lot, single family detached subdivision. Low density residential would be more appropriate under these circumstances. The sector plan proposes office and low density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at a density of up to 7 du/ac will allow residential development that is less compatible than low density residential with the scale and intensity of the immediate area's residential development and zoning pattern. A density of 1 to 3 units per acre is more appropriate and will be compatible with the nearby small scale office use.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.
3. PR zoning will allow development similar to surrounding residential uses that include large and small lot residential developments.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposed rezoning would allow consideration of a development with a maximum of 51 dwelling units. Approximately 510 new vehicle trips would be generated and approximately 23 school-aged children would be added to the school system. At the recommended density of 1 to 3 units per acre, 21 dwelling units would be permitted, which would generate approximately 210 vehicle trips per day and add approximately 12 school-aged children would be added to the school system.
3. The PR zoning and 1-7 density would have a detrimental impact on Southern Shade, a large lot, single family subdivision located to the south. As noted in the attached memorandum from Mike Carberry, MPC staff member, "abrupt, incompatible changes in density, scale, and building appearance should be avoided from one development to another."

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The LDR and PR zoning at a 1 to 3 density is consistent with the office and low density residential uses proposed for this area by the Northwest County Sector Plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE MDR (Medium Density Residential)

Date of MPC Approval: 1/8/2004 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: 2/23/2004 Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: