

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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

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File Number: 1-E-17-SP Related File Number: 1-F-17-RZ
Application Filed: 11/22/2016 Date of Revision:
Applicant: TRANTANELLA CONSTRUCTION DAVID TRANTANELLA

PROPERTY INFORMATION

General Location: North side Beaver Ridge Rd., east of Lindal Rd.
Other Parcel Info.:
Tax ID Number: 79 040 Jurisdiction: County
Size of Tract: 5.3 acres
Accessibility: Access is via Beaver Ridge Rd., a local street with 18' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Detached residential Density: 6 du/ac
Sector Plan: Northwest County Sector Plan Designation: LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area, accessed from Beaver Ridge Rd. only is developed with agricultural and rural to low density residential uses under A and PR zoning.

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

Street: 4705 Beaver Ridge 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

PLAN INFORMATION (where applicable)

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

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): DENY MDR (Medium Density Residential) sector plan designation.

Staff Recomm. (Full): Approval of medium density residential uses for this site would be a spot plan amendment in an area surrounded by low density residential uses. All properties in the immediate area that have access to Beaver Ridge Rd. are zoned PR at up to 5 du/ac, which is the maximum density allowed under the LDR sector plan designation. The current LDR designation is appropriate for this property and should remain in place.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No known improvements have been made in the vicinity of this site. The development pattern for this and surrounding sites is well established as low density residential.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northwest County Sector Plan appropriately designates this site for low density residential uses, consistent with the surrounding area. There is no medium density residential development or zoning along Beaver Ridge Rd. The zoning along Beaver Ridge Rd. includes either Agricultural or PR zoning at up to 5 du/ac, consistent with the low density residential sector plan designation.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There has been no change in public/government policy at this time that warrants the requested amendment to the sector plan.

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

The development pattern for this and surrounding sites is well established as low density residential, and there is no valid reason to amend the plan for this site only.

Action: Denied (Withdrawn)

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: Withdraw at request of applicant. Not needed for density requested.

Date of Approval:

Date of Denial:

Postponements: 1/12/2017-2/9/2017

Date of Withdrawal: 7/13/2017

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: