

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 10-A-03-SP **Related File Number:** 10-P-03-RZ
Application Filed: 9/10/2003 **Date of Revision:**
Applicant: AMERICAN FIDELITY BANK, HATHAWAY DEVELOPMENT CO. FOR UNITED RES
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

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Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: South side Middlebrook Pike, south of Bob Kirby Rd.
Other Parcel Info.:
Tax ID Number: 104 213 **Jurisdiction:** County
Size of Tract: 19.72 acres
Accessibility: Access is via Middlebrook Pike, a minor arterial street under improvement to a four lane median divided facility in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and green houses
Surrounding Land Use:
Proposed Use: 244 multi-family units **Density:** 12 units per acre
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in a mixed use residential area of predominately single family housing that has occurred under RA and PR zoning.

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

Street: 9508 Middlebrook Pike
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:
Extension of Zone: No
History of Zoning: Property was approved for nursery sales in an A zone in 2001.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR/SLPA (Low Density Residential/Slope Protection)
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 (Medium Density Residential) designation

Staff Recomm. (Full):

Medium density residential development is incompatible with the surrounding, predominately detached single-family development and low density zoning pattern. The sector plan proposes low density residential use and slope protection for the site.

Comments:

A. 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 under the LDR designation. Low density residential use is an appropriate consideration for this site which had been used as a wholesale florist business.
2. Changing from A to PR at up to 5 dwellings per acre would allow a range of development options compatible in intensity to surrounding development that includes single family residences and commercial development.
3. The present A zone was approved for retail florist operation on this property in 2001.

B. EFFECTS OF THE PROPOSAL

1. PR zoning at the low density designation proposed by staff and the sector plan, would allow development along a four lane median divided minor arterial that would be consistent with the established residential housing to the south and the existing and proposed commercial development to the northwest within CA and PC zones.
2. The maximum requested development under PR zoning at 12 du/ac would result in the development of 236 units, generate approximately 2127 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 40 children. The staff recommendation would permit 99 units, generate approximately 1000 vehicle trips per day and add 44 school age children.
3. PR zoning at a density of 12 du/ac is not presently found in the area and will permit development at a scale and intensity greater than the surrounding development pattern. The water, sewer, and an arterial street systems are available to serve the site.
4. The requested 12 du/ac would also be inappropriate for the site, given the fact steep slopes characterize part of the property and are shown as slope protection on the sector plan.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The sector plan now proposes Low Density Residential and slope protection for this site.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth.

MPC Action:

Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

APPROVED MDR (MEDIUM DENSITY RESIDENTIAL)

Summary of MPC action:

APPROVE MDR (Medium Density Residential)/SLPA (Slope Protection)

Date of MPC Approval:

10/9/2003

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: 11/17/2003

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: