

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 10-A-04-SP **Related File Number:**
Application Filed: 8/23/2004 **Date of Revision:**
Applicant: HOMEPLACE APARTMENTS, L.P.
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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PROPERTY INFORMATION

General Location: Northwest side W. Beaver Creek Dr., southwest of Central Avenue Pike
Other Parcel Info.:
Tax ID Number: 57 50, 50.01 **Jurisdiction:** County
Size of Tract: 17.25 acres
Accessibility: Access is via W. Beaver Creek Dr., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Senior housing, 32 units, 10 buildings **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR and Stream Protection
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located west of commercial businesses developed under CA zoning and east of rural residential uses that are zoned Industrial and Agricultural.

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

Street: 135 W Beaver Creek Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: STPA (Stream Protection Area) 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.):

APPROVE MDR (Medium Density Residential) designation

Staff Recomm. (Full):

An MDR designation will permit the site to be considered for PR or RB zoning for medium residential development, which could be an appropriate transitional use from the established commercial development and zoning to the east and the residential uses to the west along W. Beaver Creek Dr. The sector plan proposes low density use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. MDR designation will allow consideration of development that would be compatible with the scale and intensity of the surrounding commercial development and CA and Industrial zoning pattern.
2. MDR designation and either PR or RB zoning would permit development of the property more intensely than surrounding residential uses; a PR zoning would be preferred to ensure that development concerns can be addressed through a development plan review process.
3. The site is within an area that is subject to flooding. Knox County Engineering and Public Works has identified a "no fill" area within the Beaver Creek watershed because of the flooding potential.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. An MDR designation would allow approximately one-half of the site to be considered for up to 12 units per acre, permitting a maximum of 97 dwelling units. Such a development would generate approximately 780 new vehicle trips. The applicant has indicated that they propose 32 units of senior housing for this site, which have considerably less impact.
3. An MDR designation will impact surrounding properties, as it permits more intense residential development densities than the present A zone, but would be compatible with the scale and intensity of CA and Industrial zoning and commercial development in the area.
4. Flooding problems in the area will need to be addressed with any development proposal for this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed MDR designation and PR or RB zoning are consistent with the commercial zoning and uses to the east of this site and the Industrial zoning to the west.
2. The site is shown as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action:

APPROVE MDR (Medium Density Residential)

Date of MPC Approval:

10/14/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

11/15/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: