

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 10-B-02-SP **Related File Number:** 10-H-02-RZ
Application Filed: 9/11/2002 **Date of Revision:**
Applicant: SCOTT SMITH
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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400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: North side Early Rd., northwest of Signal Point Rd.
Other Parcel Info.:
Tax ID Number: 169 25.04 **Jurisdiction:** County
Size of Tract: 16 acres
Accessibility: Access is via Early Rd., a local street with 16' to 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached single family residential development **Density:** 1 to 3 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: Property in the vicinity of this site is either vacant or developed with large lot single family housing and zoned PR and A.

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

Street: 12711 Early 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: Agricultural and Rural Residential
Requested Plan Category: LDR (Low 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 (Low Density Residential) sector plan designation

Staff Recomm. (Full): The surrounding property to the east, west and south is rural residential and zoned A Agricultural. The proposal does not comply with the Growth Policy Plan policies for low density residential use since access is by a substandard local street with 16' to 18' of pavement. The sector plan proposes rural residential use and slope protection for this site.

Comments: A. Need and Justification for Proposal
1. There is little low density residential development in the vicinity of this site. Surrounding development consists of rural residential development at less than one dwelling per acre, within PR and A zoning, except for the PR zoned, low density residential subdivision to the north.
2. Properties to the east have been successfully developed at densities of 1 dwelling per acre and greater under A zoning.
3. This site and other properties along this section of Early Rd. have been zoned Agricultural for many years.

B. Effects of Proposal
1. This change would encourage additional requests from surrounding property owners for similar low density uses.
2. Low density development on this site will lead to increased traffic and place a greater burden on public utilities in the area.
3. There are steep slopes on portions of the site which should not be intensely developed
4. Maximum development as requested would add 48 housing units, approximately 480 vehicle trips per day on Early Rd., and add approximately 20 children to the area school population
5. Approval would extend low density residential into an established rural residential zoning and development pattern.

C. Conformity to the General Plan
1. This request is contrary to the goal of protecting rural residential development from more intense land uses.
2. PR zoning at 3 dwellings per acre permits consideration of more intense development than surrounding established zoning and development. The sector plan designates this property for rural residential uses.
3. Approval of this request would lead to additional requests for more intense uses and place additional development pressure on surrounding, undeveloped property.
4. The Growth Policy Plan permits consideration of PR zoning for up to 3 dwellings per acre where the development will be served by public water and sewer and will not unreasonably impair traffic flow along arterial roads through the adjacent Planned Growth Area. The property is located on Early Rd., a local county road with 16 to 18 ft. of pavement at this location. The nearest arterial road that provides a connection to the Planned Growth area is S. Northshore Dr., located approximately 3/4 of a mile to the northwest.

MPC Action: Denied

MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: DENY (Low Density Residential)

Date of MPC Approval: Date of Denial: 10/10/2002

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 10/17/2002

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 11/18/2002

Ordinance Number:

Disposition of Case: Appeal Approved

If "Other":

Amendments:

Approved Low Density Residential

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: