CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 10-B-06-SP Related File Number: 10-P-06-RZ

Application Filed: 9/8/2006 **Date of Revision:**

Applicant: CATHERINE PIPKIN

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southwest side Pipkin Ln., northwest of Sunny Springs Ln.

Other Parcel Info.:

Tax ID Number: 131 156, 15801 Jurisdiction: County

Size of Tract: 14 acres

Access is via Pipkin Ln., a dead-end local street with 26' of pavement within the I-140 interstate right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Apartments/ Condos Density: 12 du/ac.

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This sloping, wooded site is within a developing residential area that includes attached and detached

units occurring under RP-1 zoning. Fort Sanders West is located to the north of this area within PC and

PC-1 zones.

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

Street: 437 Pipkin Ln.

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 other property in the area has been zoned RP-1 for residential

development in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and SLPA (Slope Protection)

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Requested Plan Category: MDR (Medium Density Residential) and SLPA (Slope Protection)

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 for this site

Staff Recomm. (Full): Medium density residential development is too intense for the topographic constraints of this site, and would be out of character with the adjacent residential development pattern. The sector plan proposes

low density residential uses and slope protection for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under RA and PR zoning.

- 2. PR zoning at up to 3 du/ac, or 5 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern . Other properties zoned PR along Pipkin Ln.. to the south are developing at similar densities. The attached slope analysis indicates that approximately 21% of the site has slopes greater that 25% and 42% of the site has slopes between 15% and 25%. With 62% of the property affected by moderate to steep slopes, development should be limited to no more than 5 dwelling units per acre.
- 3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. A Traffic Impact Study will be required if over 75 units are proposed for the development. The requested 12 du/ac development would allow 168 units on this site, would generate 1680 vehicle trips per day and would add 34 school aged children to the area school system. The proposed 5 du/ac would consist of 70 dwelling units, would add approximately 700 vehicle trips per day to the street system and about 12 children under the age of 18 to the school system.
- 3. The requested density is incompatible with the surrounding zoning; however, the recommended PR at up to 5 du/ac. would be compatible and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes low density residential uses and slope protection for the site. Development on the steeper portions of the site will be governed by the subdivision regulations as well as policies in the sector plan for development of such areas. The developer of the property should understand that such constraints may not allow development of the property at the requested density.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for PR zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans will also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Denied MPC Meeting Date: 11/9/2006

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Details of MPC action:

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

Date of MPC Approval: 11/9/2006 Date of Denial: Postponements: 10/12/2006

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/18/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Deny Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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