

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-B-09-SP **Related File Number:** 10-E-09-RZ
Application Filed: 8/24/2009 **Date of Revision:**
Applicant: DISNEY JOINT VENTURE

PROPERTY INFORMATION

General Location: Northeast side Cate Rd., northwest of W. Emory Rd.
Other Parcel Info.:
Tax ID Number: 66 K H 001 **Jurisdiction:** County
Size of Tract: 0.72 acres
Accessibility: Access is via Cate Rd., a local street with 19' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Attached residential (6 units) **Density:** 8.33 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with low density residential uses under A, RA and PR zoning.

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

Street: 6029 Cate Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests: None noted
Extension of Zone: No, property is surrounded by LDR designation
History of Zoning: None noted for this site

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): The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for medium density residential uses. The site is completely surrounded by low density residential uses, and placing a medium density residential designation on this site would be incompatible with surrounding land uses and would constitute a spot sector plan amendment.

Comments: SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
NEW ROAD OR UTILITY IMPROVEMENTS:
Cate Rd. has been widened and improved in recent years to support the low density residential development that has occurred, but not necessarily more intense medium density development. Utilities are available in the area.
ERROR OR OMISSION IN CURRENT PLAN:
The plan appropriately calls for LDR development at this location.
CHANGES IN GOVERNMENT POLICY:
No changes have occurred that warrant this sector plan change.
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:
The property is surrounded by low density residential development that has occurred under A, PR and RA zoning. This area has been established as a low density residential area, with an overall density of no more than 5 du/ac. Allowing medium density residential development, which allows consideration of up to 12 du/ac, may set a precedent for future requests, which would not be compatible with surrounding development and zoning.

Action: Denied

Meeting Date: 10/8/2009

Details of Action:

Summary of Action: DENY MDR (Medium Density Residential) sector plan designation.

Date of Approval:

Date of Denial: 10/8/2009

Postponements:

Date of Withdrawal:

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: