

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST 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

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File Number: 10-D-07-SP

Related File Number: 10-Q-07-RZ

Application Filed: 9/4/2007

Date of Revision:

Applicant: TRAVIS FULLER

## PROPERTY INFORMATION

General Location: Northeast side Canton Hollow Rd., southeast of Deep Woods Ln.

Other Parcel Info.:

Tax ID Number: 143 009.06

Jurisdiction: County

Size of Tract: 16.2 acres

Accessibility: Access is via Canton Hollow Rd., a major collector street with 20' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Apartments

Density: 12 du/ac

Sector Plan: Southwest County

Sector Plan Designation: Low Density Residential and Slope Protection Area

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of an older Agriculturally zoned, rural residential area that has experienced low density subdivision development within RA and PR zones.

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

Street: 800 R L Way

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: LDR (Low Density Residential) & SLPA (Slope Protection Area)

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

## ***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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY MDR (Medium Density Residential) designation

Staff Recomm. (Full):

Low density residential use is the most intensive use that should be considered for this site due to grades of 15% to 25% over 49% of the site and 17% of the site with over 25% slope. Low density residential is the established development pattern.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The applicant has requested a medium density residential designation and PR zoning at up to 12 units per acre. This site can be served by public water and sewer and developed in a manner consistent with the surrounding development pattern under the low density residential development pattern proposed by the sector plan.

2. Changing the zoning from Agricultural to PR at up to 3 dwellings per acre is consistent with the Southwest County Sector Plan, which designates this site for low density residential and slope protection. (See attached slope map) The requested MDR and 12 units per acre requested requires a sector plan amendment and would be out of character with the surrounding, established residential development pattern. The higher density is also too extreme for the site's topographic constraints, including steep to moderate slopes that cover roughly 66% of the site.

THE EFFECTS OF THE PROPOSAL

1. The PR zone at up to 3 dwellings per acre is consistent with the developed PR zoned property to the northeast. The PR zone requires MPC use on review approval of a development plan prior to construction where the steeper portions of the site can reviewed to ensure they are not adversely impacted.

2. PR zoning at up to 3 dwellings per acre is compatible with the surrounding residential uses and zoning.

3. The applicant's requested MDR designation and 12 unit to the acre development density would allow 194 residential units, which would generate approximately 1,731 more vehicle trips per day for area roads and increase the neighborhood school population by approximately 30 children. The staff recommendation would reduce these maximum numbers to 45 units, 465 daily vehicle trips, and 7 additional students.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PR zoning will require development plan approval to ensure uses compatible with surrounding development, and the water, sewer and street systems available to serve the site. The sector plan proposes low density residential and slope protection for this site.

2. Other Agriculturally zoned property in the area could be rezoned to PR at up to 3 dwellings per acre, or RA and stay within the policies and guidelines of the adopted plans for the area.

3. Approval of the recommended PR zoning at up to 3 du/ac. will help to strengthen the low density residential character of the area.

4. This site and the surrounding area are identified for Planned Growth by the Knoxville Knox County Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

Deny MDR (Medium Density Residential)

Date of MPC Approval:

11/8/2007

Date of Denial:

Postponements: 10/11/2007

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 11/19/2007

**Ordinance Number:**

**Disposition of Case:** Denied

**If "Other":**

**Amendments:**

**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:**