

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH 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-E-07-SP

Related File Number: 10-T-07-RZ

Application Filed: 9/4/2007

Date of Revision:

Applicant: WELLS CREEK LLC

PROPERTY INFORMATION

General Location: South side W. Governor John Sevier Hwy., east side Winkle Ln., north of Tipton Station Rd.

Other Parcel Info.:

Tax ID Number: 137 031, 031.01, 022.01, OTHER: 23.06

Jurisdiction: County

Size of Tract: 17 acres

Accessibility: Access is via W. Governor John Sevier Hwy., a two lane major arterial highway with 40' of pavement within a 100 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land

Surrounding Land Use:

Proposed Use: Apartments

Density:

Sector Plan: South County

Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This rolling, undeveloped site is part of a rural and low density residential development area that has occurred under OA, PR, RA and A zoning. A dentist office has been built in the adjacent OA zone.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & PR (Planned Residential) at 1-5 du/ac

Former Zoning:

Requested Zoning: PR (Planned Residential) at up to 12 du/ac

Previous Requests: Properties were rezoned PR in 2005 (11-M-05-RZ & 12-P-05-RZ).

Extension of Zone: Yes

History of Zoning: Property was zoned PR at up to 5 du/ac. In 2005. (11-P-05-RZ)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE MDR (Medium Density Residential) designation

Staff Recomm. (Full):

Medium density residential designation of this site would be consistent with medium density designation shown for the north side of Gov. John Sevier Hwy., across from this site. The sector plan proposes low density residential use for this site.

Comments:

A NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site has access to both Gov. John Sevier Hwy and Winkle Ln., a substandard local street scheduled for improvement, as well as both public water and sewer service available from Knox Chapman Utility District.

2. The established and proposed surrounding development and zoning pattern, and infrastructure serving the site support the medium density residential development request.

B. EFFECTS OF THE PROPOSAL

1. The requested MDR designation and PR zoning at up to 12 du/ac would allow consideration of a maximum of 204 units, which would add approximately 1811 vehicle trips per day to area streets. The current PR maximum density of 5 du/ac. Would allow 85 units on this site and would add 825 ADT. The school student impacts would be approximately 74 children and 31 children respectively, to the area's school population.

2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, floodway protection, building layout and other development concerns can be addressed. The developer of the property should pay special attention to how the site will be accessed.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. The property and the surrounding area are proposed for low density residential and medium density residential development by the South County Sector Plan. Development of this site under the current PR zoning at up to 5 du/ac. would be compatible with the adopted sector plan. However, the requested MDR Medium Density Residential designation would need to be approved to allow a density up to 12 du/ac on the site.

2. The Growth Policy Plan identifies this site for planned growth.

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE MDR (Medium Density Residential) designation

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:

12/17/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: