

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-A-02-SP **Related File Number:** 11-F-02-RZ
Application Filed: 10/10/2002 **Date of Revision:**
Applicant: KNOX HOUSING PARTNERSHIP
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

Suite 403 • City County Building
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PROPERTY INFORMATION

General Location: North side Oak Ridge Hwy., west of Harrell Rd.
Other Parcel Info.:
Tax ID Number: 78 073.06 **Jurisdiction:** County
Size of Tract: 3.19 acres
Accessibility: Access is via Oak Ridge Hwy, a two-lane arterial street with 26' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: One story multi-family units **Density:** 10 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with single-family and multi-family residential uses under the PR, RA and A zones and commercial uses under the CB zone along Oak Ridge Hwy.

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

Street: 7224 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: Property was zoned CB in 1980's.
Extension of Zone: No.
History of Zoning: Adjacent property was rezoned to PR in 1988.

PLAN INFORMATION (where applicable)

Current Plan Category: C (Commercial)
Requested Plan Category: MDR (Medium 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:

Bonnie Curtiss

Staff Recomm. (Abbr.):

APPROVE MDR (Medium Density Residential) Sector Plan designation

Staff Recomm. (Full):

Medium density residential development of the site would be compatible with the surrounding development and zoning pattern, and would have less impact on the roads, utilities and drainage than commercial development allowed under the current zoning.

Comments:

A. Need and Justification for Proposal

1. This site, with access to Oak Ridge Hwy and availability of public water and sewer, can be developed in a manner consistent with the surrounding residential development.

2. In the past two years, adjacent property to the west has been developed for apartment use at a similar density under the PR zone.

B. Effects of Proposal

1. Maximum development under the PR zoning at 10 du/ac would add 30 units, generate approximately 300 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 14 children.

2. The PR zone would allow medium density residential development on the property, providing a transitional use between low density residential to the north and commercial uses along Oak Ridge Hwy.

3. A Planned Residential zoning of the site, with a medium density designation, would be compatible to the scale and intensity of nearby CB and PR zoning and development.

C. Conformity with the General Plan

1. Medium density residential use at this location would provide a good transition between the lower density residential to the north and the commercial uses to the south along Oak Ridge Hwy.

2. This site is appropriate for medium density residential development due to its location on Oak Ridge Hwy and to a nearby community commercial center.

3. PR zoning at the density requested will permit consideration of medium density residential development compatible with surrounding zoning and development, and the utilities and street system serving the site.

MPC Action:

Approved

MPC Meeting Date: 12/12/2002

Details of MPC action:

Summary of MPC action:

APPROVE MDR (Medium Density Residential)

Date of MPC Approval:

12/12/2002

Date of Denial:

Postponements: 11/14/2002

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action:

1/27/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: