

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-B-04-SP **Related File Number:** 11-J-04-RZ
Application Filed: 10/11/2004 **Date of Revision:**
Applicant: BRIAN J. DAVIS
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

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PROPERTY INFORMATION

General Location: Southeast side of Yarnell Rd., northeast of Cooper Ln., southwest of Carmichael Rd.
Other Parcel Info.:
Tax ID Number: 117 084 (PORTION ZONED A) **Jurisdiction:** County
Size of Tract: 33 acres
Accessibility: Access is via Yarnell Rd., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 3 du/ac.
Sector Plan: Northwest County **Sector Plan Designation:** Agricultural / Rural Residential, Stream and Slope
Growth Policy Plan: Rural Area
Neighborhood Context: This site is surrounded by rural residential and related uses, including a church, that have developed under Agricultural zoning.

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

Street: 1500 Cooper 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

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)
Requested Plan Category: LDR (Low 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE LDR (Low Density Residential) designation

Staff Recomm. (Full): An LDR designation is consistent with the land use designation across from this site on the north side of Yarnell Rd east of Carmichael Rd and PR zoning found to the northeast of this site. The sector plan proposes rural residential and low density residential uses for the properties along Yarnell Rd. to the north and northeast.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is located on a major collector street and can be served with public water and sewer service from the West Knox Utility District. (See attached letter.)
2. The availability of these urban services support this site's more intensive residential development. Additional development in the area would also be appropriate given the current level of those public services.
3. Other property to the east of the site was rezoned to PR in 2003 and developed with single family housing, so this is a logical extension of the zoning for single-family subdivision development.
4. PR zoning will allow this site to be developed along with the surrounding property in a manner consistent with the area development pattern.

THE EFFECTS OF THE PROPOSAL
1. This proposal would allow consideration of a maximum of 99 units on this site. The maximum development would add approximately 990 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 70 children.
2. The PR zoning at a low density designation would be compatible with the surrounding residential uses and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Growth Policy Plan allows extensions of low density residential development into the rural areas where urban services are available, and the development will not unreasonably impact traffic flow from the subject site through the Planned Growth Area. This site is accessed to Yarnell Rd through the CA zoned portion of the site that is located approximately 150' southwest of LDR designated property located on the north side of this major collector street. PR zoning at up 3 dwellings per acre is consistent with the densities set by the Growth Policy Plan. A traffic impact analysis shall be provided for any development proposal on the site.
2. The Northwest County Sector Plan proposes Low Density Residential use for much of the area surrounding this site. This site is a logical extension of that designation.

MPC Action: Approved MPC Meeting Date: 11/10/2004

Details of MPC action:

Summary of MPC action: APPROVE LDR (Low Density Residential)

Date of MPC Approval: 11/10/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/20/2004 Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: