

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-C-02-SP **Related File Number:** 11-O-02-RZ
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: HAROLD BYRD/ DON BROWN
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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side Millertown Pike, northeast of Ellistown Rd.
Other Parcel Info.:
Tax ID Number: 41 180.03 **Jurisdiction:** County
Size of Tract: 48.2 acres
Accessibility: Access is via Millertown Pike., a two-lane minor arterial street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 1 to 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the vicinity of the site is either vacant or developed with single-family housing on large tracts under Agricultural zoning.

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

Street: 8124 Millertown Pike
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 known

PLAN INFORMATION (where applicable)

Current Plan Category: 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:

Bonnie Curtiss

Staff Recomm. (Abbr.):

DENY LDR (Low Density Residential) Sector Plan designation for this site

Staff Recomm. (Full):

Low density residential development of the site would be inconsistent with the surrounding rural residential development and zoning pattern. Without public sewer available to the site, adequate infrastructure is not available to support a change in land use that would allow more intense residential development.

Comments:

A. Need and Justification for Proposal

1. Low density residential development of the site would be inconsistent with the surrounding rural residential development at 1 dwelling unit per acre or less. The current Agricultural zoning would allow development at 1 dwelling unit per acre for this property.

2. This site and other adjacent properties along this section of Millertown Pk. have been zoned Agricultural for years.

3. Public sewer is not available to the site, and there are no current plans to extend services to this area. The nearest possible connection would be from a public truck line near Chestnut Ridge Subdivision, approximately 1.5 miles north of the site via Ellistown Road. KUB has indicated that the Ellistown route is extremely rocky and may be difficult for any proposed extension of sewer by the developer.

B. Effects of Proposal

1. Maximum development under PR zoning at 5 du/ac would add 240 housing units, generate approximately 2800 more vehicle trips per day on Millertown Pk., and increase the neighborhood school population by approximately 135 children.

2. Approval of the request would permit low density residential development in the middle of an established rural residential area and would encourage additional requests from surrounding property owners for similar, low density residential uses.

C. Conformity with the General Plan

1. PR zoning at 5 dwellings per acre would permit more intense development than allowed on surrounding properties. The Northeast County Sector Plan designates the property for rural residential.

2. This request is contrary to the goals of the General Plan of protecting rural residential development from more intense land uses and considering availability of utilities in setting densities of residential developments.

3. Although the Growth Policy plan includes the site on the edge of a Planned Growth area, the Northeast County Sector Plan designates the site and surrounding area for rural residential development. Without adequate utilities available to the site and any change in conditions in the area, this request to amend the Sector Plan to low density residential on this site is premature. The update of the Northeast County Sector Plan proposed this property for Agricultural/Rural Residential uses.

MPC Action:

Denied

MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action:

DENY LDR (Low Density Residential) Sector Plan designation for this site

Date of MPC Approval:

Date of Denial: 3/11/2004

Postponements: 11/14/2002

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

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: