

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-B-06-SP **Related File Number:** 12-P-06-RZ
Application Filed: 11/13/2006 **Date of Revision:**
Applicant: NADC
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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Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Northwest side Washington Pike, southwest of Maloneyville Rd.
Other Parcel Info.:
Tax ID Number: 40 114 **Jurisdiction:** County
Size of Tract: 9.5 acres
Accessibility: Access is via Washington Pike, a minor arterial street with 24' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single family units **Density:** 3 du/ac.
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This site is in the midst of Agriculturally zoned, rural residential development that has experienced a limited amount of low density residential development in recent years within the PR zones.

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

Street: 6717 Washington 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:
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.): DENY LDR (Low density Residential) designation

Staff Recomm. (Full): An LDR designation of this site would introduce low density into the middle of a rural residential designated area that does not recognize the PR zoned subdivision development to the north on Maloneyville Rd. The sector plan proposes this site, and the entire area, including the PR zoned subdivision north of this site, for rural residential uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with a church and residential uses under A, and PR zoning.
2. PR zoning at up to 2 du/ac is compatible with the scale and intensity of the surrounding residential development and zoning pattern.
3. PR zoning requires MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
- 2. The staff recommendation would permit a maximum of 19 units on the site while the applicant has requested approval of up to 29 units. The development of nineteen lots would add approximately 190 vehicle trips per day, or 290 vehicle trips per day for 29 units. Either 10 or 16 children under the age of 18 to the school system would be added to the area schools under the two development density alternatives. The traffic engineer's assessment is that Washington Pike can accommodate the projected increase in traffic from this development. (See attached letter.)
- 3. The PR zoning at 2 dwellings per acre is compatible with the surrounding residential and church use and the PR zoned single family subdivision to the north of the site. The impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan proposes rural residential uses for the site. However, although all the surrounding area is shown as rural area the plan notes that densities up to 3 du/ac. May be approved if adequate services are available to the site. (Rural areas, page 25).
- 2. The site is located within the Rural Residential Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this applicant's request may generate similar requests in this area for PR zoning at up to 3 units per acre on properties which are proposed for rural residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Denied

MPC Meeting Date: 12/14/2006

Details of MPC action:

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

Date of MPC Approval:

Date of Denial: 12/14/2006

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/22/2007

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: