

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-E-05-SP **Related File Number:** 12-J-05-RZ
Application Filed: 11/14/2005 **Date of Revision:**
Applicant: THE FULLER GROUP
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: Southwest side Andes Rd., southeast of Fry Rd.
Other Parcel Info.:
Tax ID Number: 105 026 **Jurisdiction:** County
Size of Tract: 5.38 acres
Accessibility: Access is via Andes Rd., a .major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Condominium development **Density:** 1 to 7 dus/ac.
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This sloping, wooded site is within an area of single family and multi-family uses that have developed under A, RA and PR zones

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

Street: 1615 Andes Rd.
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 for this site, but other property in the area has been rezoned for low density residential use in past several years.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY MDR (Medium Density Residential) designation for the site

Staff Recomm. (Full):

Medium density residential development would be out of character with surrounding residential uses, which are predominately single family detached units on larger lots.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The requested MDR designation permits a greater intensity of development than the surrounding development, but PR zoning at up to 5 dus/ac is consistent with the sector plan designation for the site.
2. The applicant's MDR proposal is out of character with the established and proposed residential development pattern.
3. The staff recommended PR zoning at a density of 1 to 5 dus/a. is compatible with the scale and intensity of the surrounding development and zoning pattern. The applicant is seeking up to 7 dus/ac.
4. The site is surrounded by other properties which are developed with residential uses under A and RA zoning, at densities lower than medium density residential.
5. PR zoning will require 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, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, this site could have up to 37 dwelling units, would add approximately 370 vehicular trips per day and would add approximately 9 persons under 18 years of age to the area school population. The staff recommendation would allow up to 27 units, add approximately 270 vehicle trips per day to the street system and about 7 children under the age of 18 to the school system.
3. The staff recommendation is compatible with the surrounding zoning, and 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 Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of the MDR request may generate similar requests for higher density PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy 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: 12/8/2005

Details of MPC action:

Summary of MPC action:

DENY MDR (Medium Density Residential)

Date of MPC Approval:

Date of Denial: 12/8/2005

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/23/2006

Ordinance Number:

Disposition of Case: Denied (Withdrawn)

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: