CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 12-G-07-SP Related File Number: 12-S-07-RZ

Application Filed: 11/5/2007 Date of Revision:

Applicant: WELLS CREEK, LLC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
4 0 0 Main Street

Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side W. Governor John Sevier Hwy., west of W. Dick Ford Ln.

Other Parcel Info.:

Tax ID Number: 137 022.01, 022.02, 022.03 **Jurisdiction:** County

Size of Tract: 4.39 acres

Access is via Gov. John Sevier Hwy., a two lane, major arterial street with 45' of pavement within a 100'

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land

Surrounding Land Use:

Proposed Use: Apartments and retail uses Density: 12 du/ac

Sector Plan: South County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of an Agriculturally zoned, rural residential developed area that is proposed for low and

medium density development under PR zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 1-5 du/ac and A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential) @ up to 12 du/ac **Previous Requests:** 12-P-05-RZ and 10-T-07-RZ/10-E-07-SP

Extension of Zone: Yes, if previous application is approved by County Commission

History of Zoning: Parcel 22.01 was rezoned PR@ 5 du/ac. with the adjoining site in 2006; this is the first rezoning request

for two of the parcels

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

12/6/2007 01:41 PM Page 1 of 3

Requested Plan Category: MDR (Medium Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 the MDR (Medium Density Residential) designation

Staff Recomm. (Full): Expansion of the MDR designation is consistent with the adjoining property designation and will allow it

to be incorporated into that development site.

Other property in the area is designated for MDRdevelopment.

Comments: A NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This property will be developed with the adjoining site and each have direct access to Gov. John Sevier Hwy., a two-lane, major arterial highway scheduled for improvement to a three-lane section in the near future. Both public water and sewer service are available from Knox Chapman Utility District.

2. The established and proposed surrounding development and zoning pattern, and infrastructure serving the site, support the medium density residential development request.

B. EFFECTS OF THE PROPOSAL

- 1. The requested MDR designation and PR zoning at up to 12 du/ac for this site combined with the former request would allow consideration of a maximum of 256 units, which would add approximately 2222 vehicle trips per day to area streets. The current PR maximum density of 5 du/ac. Would allow 85 units on this site and would add 825 ADT. The school student impacts would be approximately 93 children and 31 children respectively, to the area's school population.
- 2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, floodway protection, building layout and other development concerns can be addressed. The developer of the property should pay special attention to how the site will be accessed.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1.The property and the surrounding area are proposed for low density residential and medium density residential development by the South County Sector Plan. Development of this site under the current PR zoning at up to 5 du/ac. would be compatible with the adopted sector plan. However, the requested MDR Medium Density Residential designation would need to be approved to allow a density up to 12 du/ac on the site.

2. The Growth Policy Plan identifies this site for planned growth.

MPC Action: MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

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: 1/29/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

12/6/2007 01:41 PM Page 2 of 3

If "Other":	If "Other":
If "Other":	If "Otl

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

12/6/2007 01:41 PM Page 3 of 3