

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-A-03-SP **Related File Number:** 2-H-03-RZ
Application Filed: 1/14/2003 **Date of Revision:**
Applicant: GREG CAMPBELL
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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side Watt Rd., south of I-40/75
Other Parcel Info.:
Tax ID Number: 151 004 OTHER: 141-070.01,70.02,70.03,70.04,73 (MAP **Jurisdiction:** County
Size of Tract: 58.13 acres
Accessibility: Access is via Watt Rd., a minor arterial street which narrows from three lanes to two lanes in front of this property.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-family, office and retail uses **Density:** 1 to 6 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is surrounded by commercial and residential land uses that have developed under CB and Agricultural zoning. These land uses are presently separated from each other by a steep ridge and the Watt Rd. right-of-way.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) and PR (Planned Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential) and PC (Planned Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: Part of property was withdrawn from consideration of Commercial designation and CB zoning in 2002. (8-B-02-RZ/8-A-02-SP)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), C (Commercial) and SP (Slope Protection)

Requested Plan Category: MDR (Medium Density Residential), C (Commercial) and SP (Slope Protection)

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 Commercial designation on the western portion of the site limited to PC (Planned Commercial) zoning.
APPROVE MDR (Medium Density Residential) designation limited to 6 dwellings per acre for the remainder of the site.

Staff Recomm. (Full): Medium density residential designation limited to a maximum of 6 dwellings per acre and PR zoning is only one unit per acre more than what is permitted under LDR. The PR zoning at 6 units per acre will replace 24 acres of inappropriate PC zoning presently located at the eastern end of this site, adjacent to established single family housing, and will be the same zoning and density as that found on the adjoining property. The commercial designation and PC zoning of the 5 acres fronting on Watt Rd. will place PC zoning across from developed CB zoning. The Sector Plan proposes low density residential use and slope protection for this site.

Comments:

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. A medium density residential designation at 6 du/ac is only one unit per acre higher than the current LDR maximum designation in the vicinity of this site. This rezoning will result in the removal of 24 acres of PC zoning from the area. This site is between commercial uses to the north and west and low density residential on large lots and within subdivisions to the south and east.

2. Properties to the east and south have successfully developed at low densities within the Town of Farragut.

3. Other properties along this section of Watt Rd. have been zoned CB and Agricultural for many years.

B. EFFECTS OF THE PROPOSAL

1. The limited density of 6 units should not cause additional requests from surrounding property owners for medium density uses.

2. Restricted medium density development on this site would allow consideration of as many as 318 units, increase traffic by approximately 2900 vehicular trips per day, and place a greater burden on public utilities. The site is situated at the top of the ridge on Watt Rd., a heavily traveled north/south arterial street. If the property is developed with restricted medium density residential and commercial and minor office uses as proposed, the uses would be compatible the established commercial and low density residential development pattern.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This recommendation is consistent with the sector plan goal of protecting single family development from incompatible, more intense land uses.

2. PR zoning at 6 dwellings per acre permits only slightly more intense development than surrounding established zoning and development. The sector plan designates this property for low density residential uses and slope protection.

3. Unrestricted medium density residential designation at up to 12 units per acre in this area would be out of character with surrounding residential development and could lead to additional requests for more intense uses, placing additional development pressure on surrounding, undeveloped property.

4. This site's location on a minor arterial street and with public water and sewer service would support low density residential development at this location.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: APPROVE MDR (Medium Density Residential) limited to 6 dwellings per acre, C (Commercial) limited to PC (Planned Commercial) zoning, and SP (Slope Protection)

Date of MPC Approval: 2/13/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 3/24/2003

Date of Legislative Action, Second Reading: 4/28/2003

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Approved LDR for Tract 73 and MDR and C for the rest.

Date of Legislative Appeal:

Effective Date of Ordinance: