

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: Michael Brusseau

Staff Recomm. (Abbr.): DENY THE REQUEST for an MDR (Medium Density Residential) plan designation for this site.

Staff Recomm. (Full): The requested amendment of the sector plan does not meet any of the specific criteria outlined in the General Plan for approval of a plan amendment.

Comments: SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
NEW ROAD OR UTILITY IMPROVEMENTS:
No changes have occurred in this area to warrant this change. Some road improvements to Woods-Smith Rd. and Barnard Rd. may be needed in order to better accommodate medium density residential development on this site.
ERROR OR OMISSION IN CURRENT PLAN:
The plan appropriately calls for LDR development on this slope constrained site, which has low density development on three sides.
CHANGES IN GOVERNMENT POLICY:
No policy changes have occurred that warrant this sector plan change.
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:
No changes have occurred that warrant this change. Staff recognizes that there is a PR-zoned multi-dwelling attached residential development to the north, but that development was approved in the 1980's and early 90's, prior to the requirement that sector plans be amended to be consistent with zoning requests. The current sector plan does not recognize the medium density development to the north. That site has more direct access to Western Ave. via Sood Rd., Raj Rd. and a short section of John May Dr. The subject property is further away from Western Ave. and requires direct access to Woods-Smith Rd. and Barnard Rd., which are not as suitable to handle the traffic that would be generated by this development. Also, slope protection policies may not have been in place or adhered to at the time of that rezoning and development plan approval. The applicant reports that the approved overall density is about 10 du/ac for that adjacent development to the north.

MPC Action: Approved as Modified MPC Meeting Date: 2/12/2009

Details of MPC action: APPROVE MDR (Medium Density Residential) plan designation for this site.

Summary of MPC action: Approve Resolution # 2-A-09-SP amending the Northwest County Sector Plan to MDR (Medium Density Residential) and recommend the Knox County Commission adopt by resolution the sector plan amendment.

Date of MPC Approval: 2/12/2009 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: 3/23/2009 Date of Legislative Action, Second Reading: 4/27/2009

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: