CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number:	2-A-09-SP	Related File Number:	2-A-09-RZ
Application Filed:	12/15/2008	Date of Revision:	1/22/2009
Applicant:	DONALD E. HOLLIFIELD		

KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

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General Location:	North, east and west sides Woods-Smith Rd., south and east sides Barnard Rd.		
Other Parcel Info.:			
Tax ID Number:	92 024	Jurisdiction:	County
Size of Tract:	11.44 acres		
Accessibility:		or collector street with 18' of pavement w 16' of pavement width within 50' of right	0

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Townhomes		Density: 10 du/ac
Sector Plan:	Northwest County	Sector Plan Designation: LDR	
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	This area is developed zoning.	I with a mix of low and medium dens	ity residential uses, under A, RA, R-1 and PR

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

Street:

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:	Not an extension of MDR, but adjacent property to north is zoned PR at up to 12 du/ac and developed at about 10 du/ac, which is consistent with MDR.
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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 Resider	ntial) plan designation for this site.	
Staff Recomm. (Full):		nent of the sector plan does not meet val of a plan amendment.	any of the specific criteria outlined in the	
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 residen 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 densidevelopment 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 mult 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 th 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 adher to at the time of that rezoning and development plan approval. The applicant reports that the approv overall density is about 10 du/ac for that adjacent development to the north.		e. Some road improvements to Woods- accommodate medium density residential pe constrained site, which has low density in change. TRENDS: cognizes that there is a PR-zoned multi- at development was approved in the ns be amended to be consistent with the medium density development to the Sood Rd., Raj Rd. and a short section of itern Ave. and requires direct access to a to handle the traffic that would be es may not have been in place or adhered al. The applicant reports that the approved	
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 D	Date of Denial:	Postponements:	
Date of Withdrawal:	v	Vithdrawn 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":		

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: