

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-B-04-SP **Related File Number:** 2-L-04-RZ
Application Filed: 1/13/2004 **Date of Revision:**
Applicant: MIKE HINTON
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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400 Main Street
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side Old Clinton Pike, southeast of W. Beaver Creek Dr.
Other Parcel Info.:
Tax ID Number: 67 143 (PART ZONED A.) **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via Old Clinton Pike, a major collector street with 19' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a predominantly residential area of both single-family and multi-family uses developed under RB and PR zones.

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

Street: 7325 Old Clinton Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None for this site, but other property in the area has been designated MDR and zoned PR for townhouse development in past 5 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.):

APPROVE MDR (Medium Density Residential) designation for this site

Staff Recomm. (Full):

An MDR designation is consistent with surrounding residential development that includes both apartments and townhouses developed within RB and PR zones. The sector plan proposes low density residential uses for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The MDR designation and RB zoning of all this parcel will permit development up to 12 units per acre without public review and from 12 to 24 units per acre with site plan approval by MPC.
2. The MDR designation and RB zoning will allow development similar to surrounding residential development that includes apartments, townhouses, duplexes and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The RB rezoning would allow the property to be developed with 36 units at 12 du/ac. Approximately 360 new vehicle trips would be generated and approximately 6 school-aged children would be added to the school system.
3. RB zoning will have minimal impact on surrounding properties, as it will be compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed MDR designation and RB zoning are consistent with the medium density residential uses located across Old Clinton Pike to the northeast of this site and supported by the Northwest County Sector Plan.
2. The site is shown as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action:

APPROVE MDR (Medium Density Residential)

Date of MPC Approval:

2/12/2004

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:

3/22/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

