

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-C-03-SP **Related File Number:** 12-D-02-RZ
Application Filed: 1/28/2003 **Date of Revision:**
Applicant: S & E PROPERTIES
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
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side Loop Rd., east of Concord Rd.
Other Parcel Info.:
Tax ID Number: 143 055 (PART) OTHER: MAP ON FILE **Jurisdiction:** County
Size of Tract: 11.22 acres
Accessibility: Access is via Loop Rd., a minor collector street with 18' to 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 8 du./ac.
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is within an area of low density residential development that has occurred under A, RA, RB, and PR zoning.

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

Street: 536 Loop Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) and A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted for this site, but property to the south was zoned PR at 1 to 5 du/ac in 1982. (6-K-82-RZ)

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.): DENY MDR (Medium Density Residential) designation for this site

Staff Recomm. (Full): The designation of this site for medium density residential would be contrary to the established low density residential development pattern of surrounding property. A medium density designation could encourage the intrusive maximum redevelopment of the surrounding RB zoned property, which permits development of up to 12 dwellings per acre without any public review of the development proposal.

Comments:

MPC Action: Denied MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: DENY MDR (Medium Density Residential)

Date of MPC Approval: Date of Denial: 2/13/2003 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 2/24/2003 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

If "Other": Postponed 2/24, 3/24 If "Other":

Amendments: Amendments:

Approve MDR

Date of Legislative Appeal: Effective Date of Ordinance: