

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 2-D-05-SP **Related File Number:** 2-K-05-RZ
Application Filed: 1/19/2005 **Date of Revision:**
Applicant: KNOX HOUSING PARTNERSHIP
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
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PROPERTY INFORMATION

General Location: Northwest of Oak Ridge Hwy., southwest of Harrell Rd.
Other Parcel Info.:
Tax ID Number: 78 73.06 **Jurisdiction:** County
Size of Tract: 3.19 acres
Accessibility: Access is via Oak Ridge Hwy., a two lane, major arterial street with 45' of pavement within a 100' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments - senior housing **Density:** 18 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has apartments and single family dwellings developed under PR, RA and Agricultural zones and retail uses developed under CA and CB zones.

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

Street: 7224 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 1-10 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 1-18 du/ac
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was zoned PR in 2002 (11-A-02-SP/11-F-02-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: C (Commercial)
Requested Plan Category: HDR (High 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 HDR (High Density Residential) designation

Staff Recomm. (Full):

HDR designation located between commercial and medium density development is an appropriate land use pattern for this area, which has adequate urban services to support the higher density development. The sector plan proposes MDR for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site, with access to Oak Ridge Hwy and availability of public water and sewer, can be developed in a manner consistent with the surrounding residential development.

2. The adjacent property to the west has been developed for apartment use at a medium density under the PR zone, while the property to the east is developed with a shopping center.

THE EFFECTS OF THE PROPOSAL

1. Maximum development under the PR zoning at 18 du/ac would add 57 units, generate approximately 459 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 17 children, if not occupied by senior citizens.

2. The PR zone would allow high density residential development on the property, providing a transitional use between medium density residential to the west and commercial uses to the east.

3. Planned Residential zoning at 1 to 18 du/ac. of the site, with a high density designation, would be compatible with the scale and intensity of nearby CB and PR zoning and development.

4. Public transit services are not available to the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. High density residential use at this location would back up to lower density residential to the north, and provide a good transition between the commercial uses to the east and south along Oak Ridge Hwy and the apartments to the west.

2. This site is appropriate for high density residential development due to its location on Oak Ridge Hwy and the nearby community commercial center.

3. PR zoning at the density requested will permit consideration of high density residential development compatible with surrounding zoning and development, and the utilities and street system serving the site.

MPC Action:

Approved

MPC Meeting Date: 2/10/2005

Details of MPC action:

Summary of MPC action:

APPROVE HDR (High Density Residential)

Date of MPC Approval:

2/10/2005

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:

3/28/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: