

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTH CITY SECTOR PLAN AMENDMENT

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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**File Number:** 3-A-18-SP                      **Related File Number:** 3-D-18-RZ  
**Application Filed:** 1/22/2018              **Date of Revision:**  
**Applicant:** RANDY GUIGNARD

#### PROPERTY INFORMATION

**General Location:** Northeast side Beverly Rd., south of Oakland Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 59 002 & 00201                      **Jurisdiction:** County  
**Size of Tract:** 88.5 acres  
**Accessibility:** Access is via Beverly Rd., a major collector street with 25' of pavement width within 50' of right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 5 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** AG, SLPA, STPA  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is developed with a mix of residential and light industrial uses under various zones, including RB, R-1, I and I-3.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential), I (Industrial) and F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) & F (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural), SLPA (Slope Protection Area) & STPA (Stream Protection Area)  
**Requested Plan Category:** LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area)

**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 requested LDR (Low Density Residential), SLPA (Slope Protection), and STPA (Stream Protection) sector plan designation.

**Staff Recomm. (Full):** Reasonable residential development may be permitted under the current agricultural sector plan designation, which allows consideration of PR zoning at a density of 1 du/ac or less. The steep slopes and floodway characteristics of the site make it unsuitable for a density of greater than 1 du/ac, therefore the sector plan amendment is not necessary. The requested PR zoning will allow the residential units to be clustered into the more developable portions of the site, in order to protect the floodway and the steep slopes.

**Comments:** SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to this section of Beverly Rd. Utilities are available in the area, but may need to be extended to serve the site. No infrastructure improvements have occurred that warrant the change to the sector plan map to LDR.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes agricultural uses, with slope and stream protection, for the site, which is not consistent with the property's current I and RB zoning. This designation is appropriate for the site, because it limits residential development to no more than 1 du/ac of density. The slope and floodway limitations of the site make it unsuitable for development at a density exceeding 1 du/ac.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Residential development is established to the west, within the City Limits of Knoxville. This area has been approved for various types of zoning and development. The current plan designation of AG will allow the applicant to get some reasonable use out of this property, which is considerably steep and will have some limitations because of the adjacent floodway.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Low density residential uses have long been established to the west on the opposite side of Beverly Rd. from this site. The property is suitable for limited residential density that is allowable under the current AG sector plan designation.

**Action:** Approved

**Meeting Date:** 3/8/2018

**Details of Action:** ADOPT RESOLUTION #3-A-18-SP, amending the North City Sector Plan map to LDR (Low Density Residential), STPA (Stream Protection) and SLPA (Slope Protection) designation, and recommend Knox County Commission also approve the sector plan amendment to make it operative. (See Exhibit A)

**Summary of Action:** Adopt Resolution #3-A-18-SP, amending the North City Sector Plan map to LDR (Low Density Residential), SLPA (Slope Protection Area), and STPA (Stream Protection Area) designation, and recommend Knox County Commission also approve the sector plan amendment.

**Date of Approval:** 3/8/2018

**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:** 4/23/2018

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":** Postponed 4/23, 5/29

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 6/25/2018

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**