

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY 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-C-08-SP **Related File Number:** 3-C-08-RZ
Application Filed: 2/12/2008 **Date of Revision:**
Applicant: SOUTHERN DESIGN GROUP

PROPERTY INFORMATION

General Location: Southwest side Gamble Dr., north side Bent Willow Way
Other Parcel Info.:
Tax ID Number: 26 16.02,16.03,16.04,16.05 **Jurisdiction:** County
Size of Tract: 13.6 acres
Accessibility: Access is via Gamble Dr., a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached housing **Density:** 3 du/ac.
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: These acreage lots are part of a rural residential subdivision that was developed under Agricultural zoning and septic tank systems. The applicant intends to construct a sewer drip field system through Hallsdale Powell Utility District that will allow the consideration of 15,000 sq. ft. lot sizes under the requested PR zone.

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

Street: 611 Gamble Dr
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:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)/SLPA (Slope Protection Area)

Requested Plan Category: LDR (Low Density Residential)/SLPA (Slope 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE LDR (Low Density Residential)/SLPA (Slope Protection) designation

Staff Recomm. (Full): Expansion of the low density residential /slope protection designation to include this site, located between LDR designations is appropriate given the surrounding residential development pattern and the inclusion of this area within the Planned Growth Area of the adopted Knoxville/ Knox County/ Farragut Growth Policy Plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The LDR/SLPA sector plan proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern and, would begin an infilling of the LDR designation shown east and west of the site along E. Raccoon Valley Rd.
2. The PR zoning at either 1 or 3 du/ac is compatible with the surrounding residential properties and Agricultural zoning noted in the area that includes some 1/2 acre lots.
3. The reduced density of 1 du/ac is recommended due to the steep slopes (>25%) noted on 60% of the site, which should be preserved, and not substantially graded down for development.
4. The sector plan proposals for LDR/SLPA and AG/RR/SLPA along the north side of E. Raccoon Valley Dr., which takes into account the steep slopes noted.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and a sewer drip field system, approved by the Hallsdale Powell Utility District, are proposed to serve the site.
- 2. The PR zoning at either 1 or 3 du/ac will impact schools with 6 to 18 school aged children respectively, and add from 159 to 415 additional trips per day to Gamble Dr., and E. Raccoon Valley Dr.
- 3. The recommended PR zoning site plan approval process should insure compatibility with surrounding development and minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes agricultural/rural residential uses and slope protection for this site with LDR/SLPA proposed both east and west of the site along E. Raccoon Valley Rd. Approval of the recommended PR zoning, at either the recommended 1 du/ac. or requested 3 du/ac. is consistent with the sector plan amendment proposal.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may lead to future rezoning requests for LDR designation and PR zoning on other properties in the area.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 5/8/2008

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 3/13/2008,4/10/2008

Date of Withdrawal: 5/8/2008 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/23/2008 Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: