

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 3-D-02-SP **Related File Number:** 3-H-02-RZ
Application Filed: 2/6/2002 **Date of Revision:**
Applicant: BRIAN HALL
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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www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side of Armstrong Rd., southeast side of Darby Dr., south of Rutledge Pike.
Other Parcel Info.:
Tax ID Number: 60 133.01,134.01,134.03 **Jurisdiction:** County
Size of Tract: 15.1 acres
Accessibility: Access is via Armstrong Rd. and Woods Creek Rd., both local streets with 15' to 17' pavements within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.
Surrounding Land Use:
Proposed Use: Single family and duplexes. **Density:** 2 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This sloping, wooded site is east of an older, RB zoned single-family neighborhood and north of an established manufacturing business zoned I.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted.
Extension of Zone: Yes
History of Zoning: Property was denied RB zoning for a mobile home park in 1998. (5-D-98-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: LDR (Low 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 LDR (Low Density Residential) sector plan designation

Staff Recomm. (Full):

Low density residential development of this site is compatible with the single family housing to the west and more suitable for this sloping site than uses permitted by the current I zone. The present sector plan designation of Light Industrial reflects the current I zoning of the site.

Comments:

Any residential development of this site will need to address access since Armstrong Rd. has a narrow pavement width that is unsuitable for extensive residential traffic. Wood Creek Rd access would provide a short connection to Rutledge Pike to the north, but would also require widening of the present pavement width. Sewer would need to be extended to this property to consider a density greater than 1 dwelling unit per acre.

MPC Action:

Approved

MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action:

APPROVE LDR (Low Density Residential)

Date of MPC Approval:

3/14/2002

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:

4/22/2002

Date of Legislative Action, Second Reading: 5/28/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Denied

If "Other":

If "Other":

Amendments:

Amendments:

Denied Low Density Residential

Date of Legislative Appeal:

Effective Date of Ordinance: