CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-C-11-SP Related File Number: 4-D-11-RZ

Application Filed: 2/22/2011 Date of Revision:

Applicant: TLD CONSTRUCTION, MARSHA SNEED



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side Rehberg Ln., north of Lovell Rd., southwest of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 104 182 Jurisdiction: County

Size of Tract: 11.653 acres

Access is via Rehberg Ln., a local street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Multi-dwelling residential Density: 12 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR and SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is located on Rehberg Ln., a dead end street near the intersection of Lovell Rd. and

Middlebrook Pike. There are a mix of uses in the area, including commercial, office, a school and low

to medium density residential development, under various zoning districts.

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

Street: 2015 Rehberg Ln

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: 2-G-05-RZ/2-C-05-SP

Extension of Zone: No

History of Zoning: In 2005, similar applications were filed for MPC consideration, except with a density request for 7

du/ac. These applications were withdrawn by the applicant prior to the MPC meeting.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)

6/27/2011 05:05 PM Page 1 of 3

Requested Plan Category: MDR (Medium 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: Michael Brusseau

Staff Recomm. (Abbr.): DENY MDR (Medium Density Residential) sector plan designation.

Staff Recomm. (Full): Medium density residential development at this location is not appropriate because of severe slopes

(greater than 25%) on over 73% of the site.

Comments: SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

The intersection of Lovell Rd. and Middlebrook Pike was improved and realigned several years ago. Rehberg Ln. previously connected with Middlebrook Pike as Lovell Rd., but is now a dead end road that feeds back to the realigned Lovell Rd. Rehberg Ln., which is about 525 feet in length, intersects with Lovell Rd. about 700 feet southwest of its intersection with Lovell Rd., in a section where the street is tapering down from 6 lanes to 2 lanes heading away from the intersection to the north (see attached aerial photograph). MPC staff has concerns about the safety of this intersection currently. The addition of up to 139 dwelling units, as proposed, will add up to 1283 vehicle trips through this

intersection, further exacerbating the problem. ERROR OR OMISSION IN CURRENT PLAN:

The plan appropriately calls for low density residential development and slope protection at this

location.

CHANGES IN GOVERNMENT POLICY:

No changes have occurred that warrant this sector plan change. The Knoxville-Knox County General Plan 2032, which addresses housing densities on sloped areas, has policies that justify a significantly

lower density than what has been requested for this site.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

The major change in this area is the intersection improvements cited above. This does not justify the request to designate this site for medium density residential development. In fact, staff maintains that

the access to this site may have been worsened by the intersection realignment.

Action: Denied (Withdrawn) Meeting Date: 6/9/2011

Details of Action:

Summary of Action: Withdraw at request of the applicant

Date of Approval: Date of Denial: Postponements: 4/14/11

Date of Withdrawal: 6/9/2011 Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

6/27/2011 05:05 PM Page 2 of 3

6/27/2011 05:05 PM Page 3 of 3