

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Action: Denied (Withdrawn) Meeting Date: 6/9/2011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Date of Withdrawal: 6/9/2011 Withdrawn prior to publication?: Action Appealed?: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": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

