

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTHWEST COUNTY SECTOR PLAN**

**File Number:** 4-D-03-SP                      **Related File Number:** 4-N-03-RZ  
**Application Filed:** 3/12/2003                      **Date of Revision:**  
**Applicant:** SOUTHEAST DEVELOPMENT PROPERTIES, LLC  
**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  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** East side Lyons Bend Rd., south of Tara Hill Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 146 PORTION OF 30.01 OTHER: MAP ON FILE                      **Jurisdiction:** County  
**Size of Tract:** 55 acres  
**Accessibility:** Access is via Lyons Bend Rd., a local street with 19' to 20' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached housing                      **Density:** 1.5 du/ac  
**Sector Plan:** Southwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is within the River Bend residential neighborhood that has developed under A, A-1, RA and RP-1 zoning.

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

**Street:** 2145 Lyons Bend Rd.  
**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:** None noted  
**Extension of Zone:** No for plan designation; the PR zoning at up to 1.5 du/ac is comparable to the adjoining RA zoning to the east.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** Rural Residential  
**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 at a maximum density of 1.5 du/ac.

Staff Recomm. (Full): LDR limited to this density is consistent with the surrounding residential zoning and development pattern that includes both large lot and more conventional subdivision development under A, PR and RA zonings. The sector plan proposes rural residential uses at 1 dwelling per acre for this site.

Comments: A. NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is located on a local street and has both public water and sewer service available from KUB by extension of a low pressure sewer system already in place in the area.
2. The availability of public utilities supports this site's slight increase in residential density. Additional development in the area would also be appropriate given the current level of these public utilities.

B. EFFECTS OF THE PROPOSAL
1. This proposal would allow consideration of a maximum of 85 units on this site where urban services, including public water and sewer, are being provided. The maximum development would add approximately 850 vehicle trips per day for area roads, and add approximately 35 children to the area's school population.
2. Access is via Lyons Bend Rd., a local street with a 19' to 20' pavement width.
3. A traffic impact analysis of any development proposal will be required that identifies any needed road improvements and states how those improvements will be implemented. (A traffic impact analysis for this proposal is nearing completion.)
4. There are some steep to moderate slopes on portions of the property that will need to be addressed with the submission of a development plan for the property. Planned Residential zoning will allow the preparation of a development plan where dwelling units can be concentrated on the more suitable parts of the site, leaving any steep to moderate terrain for lower residential densities. In this case, any development plan may result in densities at less than the recommended 1.5 units per acre on those parts of the site having moderate to steep slopes (greater than 15%), which cover the eastern two-thirds of the property. The applicant's engineer had prepared a concept subdivision plan, which was withdrawn from MPC's May agenda because of the postponement of the rezoning request. The concept plan identified one subdivision variance that would be needed because of the site's topography.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS
1. The Growth Policy Plan allows consideration of PR zoning at up to 3 dwellings per acre where urban services are available, and the development will not unreasonably impact traffic flow from the subject site through the Planned Growth Area.
2. The Southwest County Sector Plan supports agricultural/rural residential development for this site where urban services, such as adequate roads and utilities, are provided.

MPC Action: Denied MPC Meeting Date: 5/8/2003

Details of MPC action: DENY LDR (Low Density Residential) sector plan designation.

Summary of MPC action: DENY LDR (Low Density Residential)

Date of MPC Approval: Date of Denial: 5/8/2003 Postponements: 4/10/2003

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?: 5/27/2003

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** County Commission

**Date of Legislative Action:** 7/28/2003

**Ordinance Number:**

**Disposition of Case:** Denied (Withdrawn)

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**