

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: 4-E-07-SP **Related File Number:** 4-K-07-RZ
Application Filed: 3/6/2007 **Date of Revision:**
Applicant: JOHNSON & JOHNSON

PROPERTY INFORMATION

General Location: West side Griffith Rd., north side Andersonville Pike
Other Parcel Info.:
Tax ID Number: 28 J G 001-014 **Jurisdiction:** County
Size of Tract: 3.56 acres
Accessibility: Access is via Griffith Rd., a local street with 20' of pavement within a 40'-50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residential lots
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 7.5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of low density residential housing that includes both detached and attached structures, which have developed under A, RA, and PR zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at 1-5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 7.5 du/ac
Previous Requests: Property rezoned in 2004 (10-Q-04-RZ)
Extension of Zone: No
History of Zoning: Property was zoned PR at 5 du/ac. In 2004

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium Density Residential)

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.):

DENY MDR (Medium Density Residential) designation

Staff Recomm. (Full):

Medium density residential designation of this site would be out of character with the surrounding low density residential development and zoning pattern. The sector plan proposes low density residential uses for this site

Comments:

A. Need and Justification for Proposal

1. There is no medium density residential development in the vicinity of this site. Surrounding development consists of detached and attached residential development at densities of 4 du/ac. and less.

2. Properties to the north and northwest have successfully developed at densities of up to 4 dwellings per acre under PR and RA zoning.

3. This and other properties along this section of Andersonville Pike have been rezoned from Agricultural to PR zoning for low density residential development.

B. Effects of Proposal

1. This change would encourage additional requests from surrounding Agriculturally zoned property owners for similar medium density uses.

2. Medium density development on this site will lead to increased traffic and place a greater burden on public utilities. The site is situated at the corner of Andersonville Pike and Griffith Rd. Andersonville Pike is a heavily traveled major collector street. Approximately 260 vehicle trips per day will be added to area roads if the property is developed at the requested medium density, while 170 trips would be generated at the maximum low density designation.

3. MDR approval would create an island of medium density residential in the middle of an established low density and rural residential zoning and development pattern.

C. Conformity to the General Plan

1. This request is contrary to the goal of protecting low density development from incompatible, more intense land uses.

2. The PR zoning permits more intense development than surrounding established zoning and development. The sector plan designates this property for low density residential uses.

3. Approval of this MDR designation and increased density would lead to additional requests for more intense uses and place additional development pressure on surrounding, undeveloped property.

4. This site's location on a major collector street with public water and sewer service supports low density residential development at this location.

MPC Action:

Denied

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

DENY MDR (Medium Density Residential)

Date of MPC Approval:

Date of Denial: 4/12/2007

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 5/3/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 6/25/2007

Date of Legislative Action, Second Reading: 7/23/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other":

Amendments:

Effective Date of Ordinance: