CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-F-07-SP Related File Number: 4-P-07-RZ

Application Filed: 3/5/2007 **Date of Revision:**

Applicant: BARGE WAGGONER SUMNER & CANNON



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southeast side Fox Lonas Rd., northeast of West Meadecrest Dr.

Other Parcel Info.:

Tax ID Number: 119 C G 033 Jurisdiction: County

Size of Tract: 5.37 acres

Accessibility: Access is via Fox Lonas Rd., a two lane, minor collector street with 20' of pavement within a 40' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Condominiums Density: 7 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within an established low density residential area that consists of single family, duplex and

four-plex units developed under RA, RAE and RB zones.

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

Street: 8934 Fox Lonas Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

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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): An MDR designation is out of character with the established residential pattern surrounding this site.

The sector plan proposes low density residential use of this site.

Comments:

A. Need and Justification for Proposal

- 1. The majority of the residential development in the vicinity of this site consists of low density units developed on large lots and in subdivisions.
- 2. Properties to the northwest were developed with duplex and four-plex units under RB zoning in the 1970' and 80's.
 - 3. This and other properties along this section of Fox Lonas Rd. have been zoned RA for many years.

B. Effects of Proposal

- 1. An MDR designation would be more intense and out of character with the majority of surrounding residential development and RA zoning.
- 2. Medium density development on this site will lead to increased traffic and turning movements in this section of Dick Lonas Rd and place a greater burden on public utilities. The site is situated on a hazardous section of Fox Lonas Rd., a heavily traveled east/west minor collector street. Approximately 370 vehicle trips per day will be added to area roads if the property is developed at the requested medium density of 7 du/ac. The staff recommendation of 5 du/ac. Would generate 265 trips per day. The maximum density would add approximately 9 school aged children to the area schools, while the staff recommendation would add 6 children.
- 3. Approval would create an island of medium density residential in the middle of an established low density zoning and development pattern.

C. Conformity to the General Plan

- 1. This request is contrary to the goal of protecting single family development from incompatible, more intense land uses.
 - 2. The sector plan designates this property for low density residential uses.
- 3 Approval of an MDR designation would allow more intense residential development and would be out of character with surrounding, residential uses.
- 4. This site's location on a minor collector street with public water and sewer service would support low density residential development at this location.

MPC Action: Denied MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action: DENY MDR (Medium Density Residential)

Date of MPC Approval: Date of Denial: 6/14/2007 Postponements: 4/12/2007-5/10/2007

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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

Ordinance Number: Other Ordinance Number References:

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Disposition of Case:	Denied (Withdrawn)	Disposition of Case, Second Reading
If "Other":		If "Other":

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

Amendments:

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