

CASE SUMMARY

APPLICATION TYPE: REZONING

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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400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 4-Q-02-RZ **Related File Number:** 4-B-02-SP
Application Filed: 3/25/2002 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southwest side Thompson Rd., north of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 104 138, 138.01 **Jurisdiction:** County
Size of Tract: 38 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residences **Density:** 3 dwellings per acre
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)/TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential)/TO (Technology Overlay)
Previous Requests: Property was denied RA zoning in 1999. (12-K-99-RZ)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.): DENY request for PR zoning at 1-3 du/ac., based on the recommendation to deny the sector plan amendment.

Staff Recomm. (Full):

Comments: The request to allow low density residential development at this location should not be approved for several reasons. First, the narrow width of Thompson Road at 15 ft. is not adequate for development more intense than what is permitted under the property's Agricultural zoning. A minimum of 20 ft. of pavement is needed for residential development at 1-3 du/ac. Although the applicant has stated that discussions have been held with County Engineering staff on widening the road to an acceptable width, there is no confirmation that any improvements are planned. Second, water and sewer services at this location are not sufficient for suburban density development. There is no public sewer service available and water service, by way of a two inch line, is inadequate, especially for fire protection. According to a West Knox County Utility District official, a six-inch water line would be necessary to serve a subdivision developed at 1 - 3 dwelling units per acre. And finally, the site, as shown on the attached topography map, is affected by moderate to steep slopes. Approximately 25 % is covered by steep terrain (slopes over 25 %), while 30 % is covered by moderate terrain (slopes from 15 % to 25 %).

The property is designated in the sector plan for technology park development. The applicant has submitted a request to the Tennessee Technology Corridor Development Authority for the approval of a Certificate of Appropriateness, because the subject property is in the TO (Technology Overlay) zone. Development of the property for technology park uses would also be premature at this time, given the situation regarding poor access and inadequate utilities. The TTCDA staff is now conducting an update of the Technology Corridor Comprehensive Development Plan to determine if this and other properties should be maintained for technology park development over the long term, supported by planned road improvements and expansion of public utility services. Until this study has been completed, which will be in the fall of this year, this property should remain designated for technology park development.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 4/11/2002

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:

