

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST 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: 5-A-13-SP **Related File Number:** 5-D-13-RZ
Application Filed: 3/20/2013 **Date of Revision:**
Applicant: RUFUS H. SMITH JR. & COMPANY

PROPERTY INFORMATION

General Location: Southeast side Ball Camp Pike, southwest side Andes Rd.
Other Parcel Info.:
Tax ID Number: 91 12301 **Jurisdiction:** County
Size of Tract: 1.74 acres
Accessibility: Access is via Andes Rd., a major collector street with 21' of pavement width within 65' of right-of-way, or Ball Camp Pike, a major collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 12 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with low to medium density residential development under PR, RA and A zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & PR (Planned Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Not an extension of MDR, but the attached residential development to the south and west is zoned and developed at medium densities. It is an extension of PR zoning from the south and west.
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #5-A-13-SP, amending the Northwest County Sector Plan to MDR (Medium Density Residential) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Medium density residential uses will be compatible with the scale and intensity of surrounding development and zoning. The site is fronts on two collector streets and is adjacent to existing medium density residential development.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made to any of the roads surrounding this site. Public water and sewer utilities are available to serve the site. The future Schaad Rd. extension, when built, will be just south of this site, crossing Andes Rd.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

Adjacent property to the south and west is zoned for and developed with medium density residential uses. However, these developments are not recognized by the sector plan proposal for the area. Future updates of the Northwest County Sector Plan should study this area for a possible proposed land use change to MDR.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Attached residential development to the south and west is zoned PR at up to 8 du/ac. These properties were rezoned prior to the requirement for sector plan amendments accompanying rezoning requests that are not consistent with the sector plan proposal. With the Knox County Commission's approval of the PR zoning and density, the decision was made to concentrate medium density development in the vicinity of this site.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The existing development to the south and west could be considered the start of a trend toward medium density residential development in this area. When the Schaad Rd. extension to the south is complete, the access to the site will be improved further.

Action: Denied (Withdrawn)

Meeting Date: 5/9/2013

Details of Action:

Summary of Action: Withdraw at the request of the applicant at the meeting.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 5/9/2013

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/24/2013

Ordinance Number:

Disposition of Case:

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: