CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-B-03-SP Related File Number: 5-G-03-RZ

Application Filed: 4/7/2003 Date of Revision:

Applicant: HUBER PROPERTIES, LLC

Owner:



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

PROPERTY INFORMATION

General Location: Northeast side Sands Rd., north of Bakertown Rd.

Other Parcel Info.:

Tax ID Number: 91 274 Jurisdiction: County

Size of Tract: 10 acres

Accessibility: Access is via Sands Rd., a local street with 15' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence

Surrounding Land Use:

Proposed Use: Condominiums Density: 12 du/ac

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is in a rural residential area of scattered single family housing located along existing county

roads, an older mobile home park and several recently developed single family subdivisions. Zoning in

the area is A, RA, PR and RB.

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

Street: 2728 Sands 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

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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Requested Plan Category: MDR (Medium 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

Ken Pruitt Planner In Charge:

Staff Recomm. (Abbr.): DENY MDR (Medium Density Residential) designation for the site

Staff Recomm. (Full): Medium density residential uses fronting on Sands Rd. would be out of character with the area's

established single family development pattern and would generate more traffic than Sands Rd. can

safely accommodate.

A NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. This site is located on a substandard local street that has both public water and sewer service

available from KUB.

2. The availability of public water and sewer utilities support this site's residential development, but the requested medium density is too intense for the substandard street serving the site. Additional low density residential development in the area would be appropriate if an adequate level of public services, including safe street access were provided.

B. EFFECTS OF THE PROPOSAL

1. The requested proposal would allow consideration of a maximum of 120 units on this site. The maximum development would add approximately 1080 vehicle trips per day for area roads, and add approximately 20 children to the area's school population.

2. Access is via Sands Rd., a local street with only a 15' pavement width.

3. Road improvements need to be addressed, including how those improvements would be

implemented, before any rezoning occurs.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. Although the property adjoins a mobile home park to the east, the property faces low density residential development to the west. Development of this site with medium density residential uses would result in incompatible uses facing each other.

2. The Growth Policy Plan identifies this site for urban growth.

3. The Northwest County Sector Plan supports low density residential development for this site when

urban services and adequate roads are provided.

MPC Meeting Date: 6/12/2003 MPC Action: Denied

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: **Date of Denial:** 6/12/2003 Postponements: 5/8/2003

Date of Withdrawal: 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:

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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