

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH 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-B-09-SP **Related File Number:** 5-E-09-RZ
Application Filed: 4/1/2009 **Date of Revision:**
Applicant: WELLS CREEK, LLC

PROPERTY INFORMATION

General Location: South side W. Gov. John Sevier Hwy., east of Winkle Ln., north of Tipton Station Rd.
Other Parcel Info.:
Tax ID Number: 137 02201,02202,02203,031 **OTHER:** PART OF 03101. **Jurisdiction:** County
Size of Tract: 21.93 acres
Accessibility: Access is via Gov. John Sevier Hwy., a three lane, major arterial street with a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 9 du/ac
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the a residential area that includes both single family housing and condos developed within 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) @ up to 5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ up to 9 du/ac
Previous Requests:
Extension of Zone: Yes, from the north side of Gov John Sevier Hwy.
History of Zoning: The Knox County Commission denied MDR designation and a PR density up to 12 du/ac. For this site and adjacent tracts in 2007. (12-G-07-SP/12-S-07-RZ)

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.):

ADOPT RESOLUTION # 5-B-09-SP, amending the South County Sector Plan to an MDR (Medium Density Residential) designation for the site and recommend that County Commission adopt the resolution. (See attached Exhibit A.)

Staff Recomm. (Full):

The MPC staff recommended, and Planning Commission approved, an MDR designation for this site and several adjacent tracts in 2007. The Knox County Commission did not approve the MDR amendment or the density increase to 12 dwelling units per acre. A Knox County Chancery Court ruled that the adoption of plans are the responsibility of the planning commission and that zone changes are approved by County Commission, with a recommendation from MPC. However, the State Enabling Legislation 13-304 was amended in 2008 to allow the legislative body to initiate an amendment to the adopted regional plan.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

Governor John Sevier Hwy. has been restriped from a two lane section to a three lane section in the last year, improving its traffic carrying capacity.

ERROR OR OMISSION IN CURRENT PLAN:

The plan calls for LDR development on this site, while allowing MDR density development on the north side of Gov. John Sevier Hwy. Like uses are appropriate facing like uses.

CHANGES IN GOVERNMENT POLICY:

The policy of the Knoxville, Farragut, Knox County Growth Policy Plan to locate urban development densities within the defined Planned Growth area supports this sector plan change.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

There is a PR-zoned multi-dwelling development to the northwest that the current sector plan recognizes for medium density development. This site would be an extension of that designation. Both the established and proposed MDR areas have direct access to W. Gov. John Sevier Hwy., a major arterial street with capacity for the additional traffic generated by this increased density designation.

MPC Action:

Approved

MPC Meeting Date: 5/14/2009

Details of MPC action:

Summary of MPC action:

Approve Resolution # 5-B-09-SP amending the South County Sector Plan to MDR (Medium Density Residential) and recommend the Knox County Commission adopt by resolution the amendment.

Date of MPC Approval:

5/14/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

6/22/2009

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: