CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-C-14-SP Related File Number: 5-E-14-RZ

Application Filed: 3/24/2014 Date of Revision:

Applicant: SCOTT LEE GOEBEL



Suite 403 • City County Building 4 0 0 Main Street 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: North side Snyder Rd., west side Lovell Rd.

Other Parcel Info.:

Tax ID Number: 118 033 Jurisdiction: County

Size of Tract: 62.59 acres

Accessibility: Access is via Lovell Road, a five-lane (with center turn lane) minor arterial street, within a variable right-

of-way, and Snyder Road, a two-lane minor collector street, with a minimum of 20 ft. of pavement width within a minimum right- of-way of 50 ft. Snyder Road has a four-lane cross section and wider right-of-

way at Lovell Road.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Multi-dwelling attached development Density: 5.7 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is located in an area of mixed use development, with single family residential

subdivisions under A, A/O, PR, PR/TO and RA/TO zoning and individual lots on the east side of Lovell developed with offices under OB zoning. Further to the north, near the Lovell Road/Pellissippi Parkway interchange, are commercial, office and apartment uses under PR/TO, PC/TO and BP/TO

zoning.

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

Street: 10801 Snyder 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 for plan amendment; yes for rezoning, although at a greater density.

History of Zoning: None noted for this site.

7/2/2014 12:02 PM Page 1 of 3

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)

Requested Plan Category: MDR (Medium Density Residential) & SLPA (Slope Protection Area)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved:

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Buz Johnson Planner In Charge:

Staff Recomm. (Abbr.): ADOPT RESOLUTION # 5-C-14-SP, amending the Northwest County Sector Plan to MDR (Medium

Density Residential) and SLPA (Slope Protection Area), and recommend that County Commission also

adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): This proposal for Medium Density Residential is appropriate at the intersection of a recently widened

minor arterial street and a minor collector street, situated between two major development nodes on Lovell Road. Other properties in the immediate area are designated for Office, Mixed Use and

Technology Park 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:

Lovell Road, a minor arterial street, has been widened to a five-lane cross section (with center turn lane) within recent years. Public water and sewer service are available in the area to serve this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently calls for Low Density Residential development and Slope Protection for this site. However, nearby properties to the north, south, and east are designated for more intense development than what would be allowed under LDR. Medium density development at this location would complement what is becoming a major development corridor between Pellissippi Parkway and I-40/75.

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

Through the approval of rezonings and development plans for area properties, this corridor has been transitioning into a moderately intense land use pattern in recent years. The widening of Lovell Road has enhanced this transition.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

The development of major development nodes around the Pellissippi Parkway/Lovell Road and I-40/75/Lovell Road interchanges makes consideration of this proposal for Medium Density Development appropriate. The development plan review requirements for both MPC and the Tennessee Technology Corridor Development Authority will ensure the opportunity that the development of the subject property will be a compatible transition into less intense residential

development to the west and sensitive to the property's slope characteristics.

Action: Approved **Meeting Date:** 5/8/2014

Details of Action:

ADOPT RESOLUTION #5-C-14-SP, amending the Northwest County Sector Plan to MDR (Medium **Summary of Action:**

Density Residential) and SLPA (Slope Protection Area), and recommend the Knox County

Commission also adopt the sector plan amendment.

Date of Approval: 5/8/2014 Date of Denial: Postponements:

7/2/2014 12:02 PM Page 2 of 3

Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knox County Commission	
Date of Legislative Action:	6/23/2014	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":

Amendments:

Effective Date of Ordinance:

Amendments:

Date of Legislative Appeal:

7/2/2014 12:02 PM Page 3 of 3