

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH 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-C-17-SP

Related File Number: 5-C-17-RZ

Application Filed: 3/24/2017

Date of Revision:

Applicant: BILLY EVANS

PROPERTY INFORMATION

General Location: Southeast side E. Raccoon Valley Dr., southwest of Raccoon Woods Rd.

Other Parcel Info.:

Tax ID Number: 26 044, 049 & 050 OTHER: PARCEL 44 ONLY FOR SP **Jurisdiction:** County

Size of Tract: 37.29 acres

Accessibility: Access is via E. Raccoon Valley Dr., a major arterial street with 22' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached residential development **Density:** 5 du/ac

Sector Plan: North County **Sector Plan Designation:** LDR and AG w/ HP

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A and RA zoning.

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

Street: 702 E Raccoon Valley Dr

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: Yes, extension of LDR plan designation from the northeast

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

Requested Plan Category: LDR (Low 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-C-17-SP, amending the North County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The requested plan amendment is for just 5 acres of the 37 acre tract (parcel 44 only). The remainder of the tract is already designated for LDR. The request is a minor extension of the LDR designation from the northeast.

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 recently to this section of E, Raccoon Valley Dr., but it has about 22' of pavement width and is classified as a major arterial street. The street is sufficient to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes agricultural uses for the site, consistent with the current A zoning. This property is adjacent to other low density residential development, so is appropriate to be extended to this smaller tract.

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

Several properties in the area that have frontage on E. Raccoon Valley Dr., including the adjacent site to the northeast, have been developed with low density residential uses under various zoning districts. This proposal continues that trend.

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

The North County Sector Plan proposes low density residential development from I-75 to the subject property on all sites that have frontage on E. Raccoon Valley Dr. Several properties have been developed with residential uses. This proposal is consistent with the development trends in the area.

Action: Approved

Meeting Date: 5/11/2017

Details of Action:

Summary of Action: Adopt Resolution #5-C-17-SP, amending the North County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the amendment.

Date of Approval: 5/11/2017

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: 6/26/2017

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: