

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-D-04-SP **Related File Number:** 5-V-04-RZ
Application Filed: 4/13/2004 **Date of Revision:** 5/13/2004
Applicant: FORESTBROOK DEVELOPMENT
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side Choto Rd., northwest side Summershade Ln.
Other Parcel Info.:
Tax ID Number: 172 B A 001, 172BB005, 013 **OTHER:** 172 005.03 **Jurisdiction:** County
Size of Tract: 20 acres
Accessibility: Access is via Choto Rd. a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 1 to 3 du/ac.
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This site is in a rural area of southwest Knox County that has developed with scattered single family housing and the Choto Marina under A and CA zoning.

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

Street:
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:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Rural Residential
Requested Plan Category: LDR (Low 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

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): DENY LDR Designation

Staff Recomm. (Full): An LDR designation of this site would permit more intensive residential development along the south side of Choto Rd. than can be supported by the steep and moderate slope constraints of the site, The resulting development would also be out of character with the surrounding rural residential development pattern. The sector plan proposes rural residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The LDR designation and PR zoning at a density at 1 to 3 du/ac will allow development that is incompatible with the scale and intensity of the surrounding development and zoning pattern and the steep and moderate slopes that cover approximately 69% of the site. (See attached topo map.)
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, lot layout and other development concerns can be addressed.
3. The PR zoning will allow development similar to surrounding residential uses that include large lot residential uses, a marina and single family subdivisions. PR zoning will allow lots of less than 1 acre in size to be located on the more level portions of the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The requested zoning would allow the property to be developed with a maximum of 60 dwelling units. Approximately 600 new vehicle trips would be generated and approximately 50 school-aged children would be added to the school system.
3. The PR zoning at the recommended 1 du/ac density would have minimal impact on surrounding properties, and is compatible with the scale and intensity of other development and zoning in the area.
4. The width of the Choto Rd. pavement is approximately 20 ft. at this location, which is adequate for low density residential development at the requested density. However, Choto Rd. is already impacted by the Marina facility and may need to be widened, per requirements of Knox County Engineering, prior to any development of this site. Whitten Ln may also need to be widened if it is to be used for access.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested LDR designation and PR zoning at a density at 1 to 3 du/ac is inconsistent with the Southwest County Sector Plan proposal of rural residential development. The staff recommendation of 1 du/ac. could be approved without the sector plan amendment.
2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This proposal could lead to similar requests for surrounding properties in the future, subject to additional sector plan designation amendments in the area.

If the Planning Commission is inclined to approve the plan amendment request and rezoning to PR at 1-3 dwellings per acre, any residential development plan proposal must be consistent with the requirements of the Growth Policy Plan. The plan stipulates the following regarding how residential development should take place on property that includes moderate and steep slopes:

- (1) Where slopes are 25% or more, the residential density shall not exceed one dwelling per two acres.
- (2) Where slopes are between 15% and 25%, residential development shall be limited to a one acre lot per dwelling unit.

If approved, this item will be forwarded to Knox County Commission for final action on June 28, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Denied

MPC Meeting Date: 5/13/2004

Details of MPC action:

Summary of MPC action: DENY LDR (Low Density Residential)

Date of MPC Approval:

Date of Denial: 5/13/2004

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 5/27/2004

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/28/2004

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:

Appeal failed. No motion was made

Date of Legislative Appeal:

Effective Date of Ordinance: