

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 5-D-06-SP **Related File Number:** 5-H-06-RZ
Application Filed: 4/4/2006 **Date of Revision:**
Applicant: LANDMARK PROPERTIES
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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F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side Cherokee Tr., west side Edington Rd.
Other Parcel Info.:
Tax ID Number: 108 003,00401 OTHER: 122EA001,002 122-007,008,00 **Jurisdiction:** County
Size of Tract: 53.95 acres
Accessibility: Access is via Cherokee Trail and Edington Rd, both minor collector streets with 19' to 20' pavements within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Residential development **Density:** 8 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR, PI & SLPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This sloping, wooded site is in an area of residential, and institutional uses that have developed under A, A-1, RA, R-1, PR and RP-1 zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR (Planned Residential) & RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted for this site
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), PI (Public Institutional) & SLPA (Slope Protection Area)
Requested Plan Category: MDR (Medium Density Residential) & SLPA (Slope Protection Area)

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 MDR (Medium Density Residential) designation

Staff Recomm. (Full): Medium density residential development is out of character with the slope constraints of this property. The sector plan proposes low density residential use and slope protection for this site, which are the more appropriate designations.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Denial of MDR with approval of the PR zoning at the recommended density of up to 3 du/ac will allow development that will be compatible with the scale and intensity of the surrounding development and zoning pattern, but that also will be sensitive to the property's environmental constraints that include large areas of steep slope. (See attached topographic analysis.) The applicant's requested 8 du/ac is out of character with the environmental constraints of the site.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, building and parking layout and other development concerns can be addressed. The developer should pay particular attention to the physical constraints (areas for 25% and greater slope); environmental features of the property (extensive areas of tree cover); ridge line protection; the view shed from downtown Knoxville; and preservation of historic sites on the property. These issues may prohibit development of the site at the upper limit of the approved density and make a lesser density more appropriate.
3. The PR zoning will allow development similar to surrounding uses that include single family housing, condos, and a business use.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area and would be extended to serve the site.
2. The PR zoning at up to 3 du/ac would allow consideration of a maximum of 162 units, would add approximately 1620 vehicle trips per day, add approximately 69 school aged persons to the area population. The proposal would allow consideration of development that would be compatible with the scale and intensity of other development and zoning in the area.
3. The developer will be expected to present a development plan that respects the site's existing topography and tree cover. Any site grading or disturbance should not be allowed until after a site plan has been approved by MPC.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The development of this 54 acres of land under PR zoning at up to 3 du/ac would be consistent with the slope protection and low density residential designation of this site and surrounding area and the South County Sector Plan.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE MDR (Medium Density Residential) and SLPA (Slope Protection Area)

Date of MPC Approval:

Date of Denial:

Postponements: 5/11/2006

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/24/2006

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/28/2006

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: