

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-A-02-SP **Related File Number:** 6-E-02-RZ
Application Filed: 5/14/2002 **Date of Revision:**
Applicant: VICTOR JERNIGAN
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

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PROPERTY INFORMATION

General Location: Southeast side Washington Pike, north of Edmondson Ln.
Other Parcel Info.:
Tax ID Number: 49 92 **Jurisdiction:** County
Size of Tract: 17 acres
Accessibility: Access is via Washington Pike, a minor arterial street with 50 to 70' of right of way and 20' to 27' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single family attached and detached houses **Density:** 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural / Rural Residential, Slope and Stream
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area has been developed with residential uses under A, RA and PR zoning. A commercial and office use are located to the northwest across Washington Pike within the CA and OB zoning districts.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of LDR from the west.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Agricultural / Rural Residential
Requested Plan Category: 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:** Michael Brusseau**Staff Recomm. (Abbr.):** APPROVE LDR (Low Density Residential) sector plan designation.**Staff Recomm. (Full):** LDR is a logical extension of the sector plan designation from the west and permits zoning changes compatible with the surrounding land uses and zoning pattern.**Comments:** The subject property is already zoned RA, which is consistent with the LDR designation. Approving the LDR designation will make the sector plan consistent with either the current or requested zoning.

One of this site's access points from Washington Pike is lined up with the right of way of the intersecting Murphy Road, where a traffic light was recently installed by Knox County. Murphy Road is slated to be extended through this site to the south. The required right of way for this road will have to be legally dedicated by the developer prior to any development of the site. For this reason, the sole access to the site should be limited to the location lined up with Murphy Road. No permanent access to the development should be established through the westernmost side of the property adjacent to Washington Pike because of poor sight distance and lack of traffic controls.

The applicant is proposing to construct a combination of single-family attached and detached dwellings on the subject property. PR zoning requires concept plan / use on review approval prior to any development of the property. A traffic impact study will be required as part of that process.

MPC Action: Approved**MPC Meeting Date:** 6/13/2002**Details of MPC action:****Summary of MPC action:** APPROVE Low Density Residential**Date of MPC Approval:** 6/13/2002**Date of Denial:****Postponements:****Date of Withdrawal:****Withdrawn prior to publication?:** **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:** County Commission**Date of Legislative Action:** 7/22/2002**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:****Amendments:****Date of Legislative Appeal:****Effective Date of Ordinance:**