

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST 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: 6-A-07-SP **Related File Number:** 6-B-07-RZ
Application Filed: 4/26/2007 **Date of Revision:**
Applicant: LANDVIEW DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: East side Solway Rd., east of Solway School Rd.
Other Parcel Info.:
Tax ID Number: 89 13201 **Jurisdiction:** County
Size of Tract: 14.42 acres
Accessibility: Access is via Solway Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in an area of rural and low density residential development that has occurred under A and PR 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)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjacent property to the east was approved for LDR and PR zoning in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE LDR (Low Density Residential) designation

Staff Recomm. (Full):

Low density residential designation and PR zoning of this site are consistent with surrounding residential development and PR and A zoning pattern. The sector plan proposes TP (Technology Park) use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. LDR (Low Density Residential) uses and PR zoning at up to 4 du/ac. is consistent with the adjoining residential subdivision development and PR zoning.
2. The applicant has filed a concept subdivision proposal for the July meeting that can be developed under the requested LDR designation and PR zoning with a maximum density of 4 du/ac., which will be compatible with the adjoining residential development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The concept plan for the site proposes 55 lots which will add 550 vehicle trips per day, and add 29 school aged children. (See attached.)
3. The requested PR zoning at up to 4 du/ac. Is compatible with the surrounding zoning and the impact on the adjacent properties will be minimized during the use-on-review-concept plan process set for the July MPC meeting.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested LDR designation will bring the Northwest County Sector Plan into conformity with the proposed PR zoning of the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map

MPC Action:

Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action:

APPROVE LDR (Low Density Residential)

Date of MPC Approval:

6/14/2007

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:

7/23/2007

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: