

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST 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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 6-A-13-SP

Related File Number: 6-C-13-RZ

Application Filed: 4/26/2013

Date of Revision:

Applicant: CHOTO PARTNERS

PROPERTY INFORMATION

General Location: Northwest side Plum Creek Dr., southeast of Parkside Dr.

Other Parcel Info.:

Tax ID Number: 131 J A 017 & 018 OTHER: PORTIONS ZONED RA **Jurisdiction:** County

Size of Tract: 2.5 acres

Accessibility: Access to the site is from either Glade Dr., a local street with 28' of pavement width within 50' of right-of-way, or Plum Creek Dr., a local street with 24' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land

Surrounding Land Use:

Proposed Use: Multi-dwelling residential **Density:** 35 du/ac

Sector Plan: Southwest County **Sector Plan Designation:** LDR & STPA

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: The area to the north and west of the site is developed with office and commercial uses under C-3, C-4 and C-6 zoning. To the south and east are residential uses, zoned RA.

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: MPC denied O plan designation and OB zoning on 5/10/12 (4-H-12-RZ/4-D-12-SP).

Extension of Zone: No

History of Zoning: MPC denied office sector plan designation and OB zoning for this site on 5/10/12 (4-D-12-SP/4-H-12-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & STPA (Stream Protection Area)

Requested Plan Category: HDR (High Density Residential) & STPA (Stream Protection Area)

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.): DENY HDR (High Density Residential) sector plan designation.

Staff Recomm. (Full): The subject property is located across the street from low density residential uses and does not have direct access to Parkside Dr. The only access is to local neighborhood streets. The creek along the northwest property line is an appropriate, natural dividing line between low density residential and other uses.

Comments: These requests, if approved, would permit multi-dwelling residential development on 2.5 acres, at a density of 35 dwellings per acre. Prior to development, the PR zoning would require the submission of a development plan for MPC consideration.

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 road improvements have been made recently in the area. Utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan appropriately calls LDR development at this location.

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

No changes have occurred that warrant approval of this sector plan amendment.

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

There have not been significant changes that have taken place to justify amendment of the sector plan for this site. The majority of this site, parcel 18, is designated for recreational use on the recorded plat for Boxwood Hills subdivision. Residential property owners have purchased lots based on the expectation that parcel 18 would be reserved for recreational, not high density residential uses.

Action: Denied Meeting Date: 10/10/2013

Details of Action:

Summary of Action: DENY HDR (High Density Residential) sector plan designation.

Date of Approval: Date of Denial: 10/10/2013 Postponements: 6/13/13, 7/11/13

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: