# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

## NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number:6-C-05-SPRelated File Number:6-N-05-RZApplication Filed:5/23/2005Date of Revision:Applicant:WORLEY BUILDERS, INC.Owner:Vortee State State



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

#### PROPERTY INFORMATION

General Location:	South side Bud Hawkins Rd., east of Shipe Rd.		
Other Parcel Info.:			
Tax ID Number:	31 036 OTHER: SOUTH SIDE OF BUD HAWKINS RD. O Jurisdiction: County		
Size of Tract:	45 acres		
Accessibility:	Access is via Bud Hawkins Rd., a minor collector street with 17' to 18' of pavement within a 40' right-of- way.		

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacant	t land	
Surrounding Land Use:			
Proposed Use:	Single family detached residential		Density: 3 du/ac
Sector Plan:	Northeast County	Sector Plan Designation:	Agricultural / Rural Residential
Growth Policy Plan:	Rural Area		
Neighborhood Context:	This site is part of a rural area that thatt is primarily zoned Agricultural, but has had some limited subdivision development occur within PR zoning.		

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

Street:

7620 Bud Hawkins Rd

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:	No
History of Zoning:	None noted for this site, but property to the northeast was designated planned growth designation and rezoned PR at 1 to3 du/ac. In 2002. (9-C-02-SP/9-J-02-RZ)

#### PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural 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 (Low Density Residential) designation		
Staff Recomm. (Full):	Although there has been a LDR designation in the vicinity of this site, this request is not consistent with the rural residential designation, Agricultural zoning and rural residential uses surrounding this site. The sector plan proposes rural residential use for the site.		
Comments:	<ol> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>Other properties in the immediate area are developed with residential uses under A, and PR zoning.</li> <li>An LDR designation would permit PR zoning at 1 to 3 du/ac, but is not compatible with the scale and intensity of the Agriculturally zoned, rural residential development surrounding the site.</li> <li>PR at 1 dwelling per acre zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.</li> </ol>		
	<ul> <li>THE EFFECTS OF THE PROPOSAL</li> <li>1. Public water and sewer utilities are available in the area and have capacity to serve the site. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.</li> <li>2. The applicant's traffic engineering firm has submitted a letter stating the development can use Bud Hawkins Rd. without adversely impacting that street facility. The maximum requested development of single family detached dwellings would allow 137 dwellings, add approximately 1,370 vehicle trips per day to the street system and about 80 children under the age of 18 to the school system. The traffic engineer's assessment is that the present streets, although not ideal, can reasonably accommodate the projected increase in traffic from this development. (See attached letter.) The staff recommended density of 1 dwelling per acre would allow 46 units, generate 460 trips per day and add approximately 27 school aged children to the school system.</li> <li>3. Residential development of this site at 1 to 3 dwellings per acre would be more intense than adjoining residential development, although consistent with the recent PR zoning and subdivision development to the northwest on Washington Pike. However, this site's access is only to Bud Hawkins Rd, which has substandard pavement width and an inadequate intersection with Shipe Rd that will be further impacted by this site's development. PR zoning and related site plan review may require improvements that will minimize these impacts during the use on review/concept plan process.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The Northeast County Sector Plan proposes rural residential uses and slope protection for the site. PR zoning at 1 du/ac is permitted under that designation. However, approval of the sector plan to low density residential use for this site will allow a higher density of 1 to 3 du/ac to occur.</li> <li>2. The site is located</li></ul>		
	review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Know County Engineering and MPC staff		

Knox County Engineering and MPC staff.

MPC Action:	Approved		MPC Meeting Date: 6/9/2005		
Details of MPC action:					
Summary of MPC action:	APPROVE LDR (Low Density Residential)				
Date of MPC Approval:	6/9/2005	Date of Denial:	Postponements:		
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:		
LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knox County Commi	ssion			
Date of Legislative Action:	7/25/2005	Date of Legislative Act	ion, Second Reading:		

Date of Legislative Action.	1/25/2005	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: