CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 7-B-15-SP Related File Number: 7-D-15-RZ

Application Filed: 5/26/2015 **Date of Revision:**

Applicant: BELLE INVESTMENT COMPANY, INC.



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: Northwest side E. Emory Rd., northeast of Morris Rd.

Other Parcel Info.:

Tax ID Number: 37 230, 23001, 23002 & 23003 **Jurisdiction:** County

Size of Tract: 17.06 acres

Access is via E. Emory Road, a major arterial street with 65' of payement width within 90' of right-of-

way. Hoff Lane, a local street with 26' of payement within 50' of right-of-way, terminates at the eastern

property line but does not currently provide vehicular access to the site.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Apartments Density: 12 du/ac

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with rural to low density residential uses. The intersection of E. Emory Road

and Dry Gap Pike is .65 miles away and is developing as a neighborhood center, including an elementary school and Boy's and Girls Club, retail/commercial and office uses, and attached houses. The uses that make up this center are primarily on the south side of Emory Road with the only

pedestrian crossing being at the Dry Gap Pike intersection.

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

Street: 2131 E Emory Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and RA (Low Density Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: Plan amendment to MDR and rezoning to PR @ 12 du/ac applied for in 2007 but withdrawn at the

request of the applicant (10-A-07-SP/10-D-07-RZ).

7/28/2015 03:15 PM Page 1 of 3

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium 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: Mike Reynolds

Staff Recomm. (Abbr.): DENY the request to amend the future land use map of the North County Sector Plan to MDR (Medium

Density Residential) land use classification.

Staff Recomm. (Full): MDR land uses for the subject property are not consistent with the surrounding development of rural to

low density residential land uses. Higher intensity uses along Emory Road are proposed for and

located at the I-75 interchange, Dry Gap Pike intersection, and Halls Crossroads.

Comments: 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 road improvements have been made recently in the area. The expansion of Emory Road to 5 lanes occurred before the 2012 update to the North County Sector Plan and was a consideration when recommending LDR for the site. Emory Road is classified as a major arterial street, and is sufficient to provide access to the proposed MDR use. However, the proposed land use designation of MDR is not appropriate for this particular site because it is surrounded on all sides by rural to low density

residential development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The sector plan appropriately proposes low density residential uses for this site.

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

There have not been significant changes that have taken place to justify amendment of the sector plan. Staff maintains that low density residential uses are the most appropriate for development of this site. Adjacent properties that have been rezoned for residential development have maintained LDR densities. The closest property with MDR zoning is at the Dry Gap Pike intersection where such land uses are proposed by the sector plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

There are no apparent trends that warrant an amendment to the sector plan. The appropriate properties for MDR development in the area are already designated as such on the sector plan map.

Action: Denied Meeting Date: 7/9/2015

Details of Action:

Summary of Action: DENY the request to amend the future land use map of the North County Sector Plan to MDR (Medium

Density Residential) land use classification.

Date of Approval: Date of Denial: 7/9/2015 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

7/28/2015 03:15 PM Page 2 of 3

Legislative Body: Knox County Commission

Date of Legislative Action: 8/24/2015 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

7/28/2015 03:15 PM Page 3 of 3