

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-C-02-PA **Related File Number:** 7-A-02-RZ
Application Filed: 5/22/2002 **Date of Revision:**
Applicant: AMHERST GP
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Amherst Rd., south of Bradley Lake Ln.
Other Parcel Info.:
Tax ID Number: 92 85, 86, 57 (PART) OTHER: MAP ON FILE.(19.6 ACRE **Jurisdiction:** City
Size of Tract: 36.6 acres
Accessibility: Access is via Amherst Rd., a minor arterial street with 20' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential development **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is within an area of light industrial and residential uses and undeveloped land zoned I-2, I, PR, RP-1, A-1 and A. Residential uses make up the majority of development in the area.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural), I-2 (Restricted Manufacturing & Warehousing) & A (Agricultural)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) & PR (Planned Residential)
Previous Requests: This request is associated with a request for 19.3 acres on contiguous property. (7-P-02-RZ)
Extension of Zone: Yes
History of Zoning: Property has been zoned industrial and agricultural in the county for several years. Portion of the site was recently annexed into Knoxville and zoned I-2 and A-1.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial) & OS (Open Space)
Requested Plan Category: LDR (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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE LDR (Low Density Residential) One Year Plan designation

Staff Recomm. (Full):

Low density residential use of this site is consistent with the surrounding residential development pattern and the R-2, RP-1 and PR zoning. The sector plan proposes low density residential use for this site.

Comments:

Some properties in the area are zoned industrial and developed with mini-storage facilities and businesses. However, the majority of development surrounding this site is residential, which is supported by the sector plan. Maximum development at the requested density would create 110 lots, add approximately 1,098 vehicle trips per day to the surrounding street system, and add approximately 50 school age children to the area school population. Development of the property will require that a traffic impact study be submitted with a development plan for the property.

MPC Action:

Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action:

APPROVE LDR (Low Density Residential)

Date of MPC Approval:

7/11/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

City Council

Date of Legislative Action:

8/6/2002

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: