

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 7-C-03-SP **Related File Number:** 6-E-03-RZ
Application Filed: 6/20/2003 **Date of Revision:**
Applicant: GARRON LAND SURVEYING
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: Southeast side of Neal Dr., northeast side Fraker Rd.
Other Parcel Info.:
Tax ID Number: 38 N B 001 **Jurisdiction:** County
Size of Tract: 8.87 acre
Accessibility: Access is via Neal Dr., a local street with 18' of pavement width inside a 40' right-of-way and Fraker Rd., a local street with 15' - 16' of pavement width inside a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 99-unit apartment complex **Density:** 12 du/ac
Sector Plan: North County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This wooded, vacant site is surrounded by a mix of office, wholesale and light manufacturing businesses and residences, which have developed on properties zoned Planned Commercial, Industrial and Agricultural.

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

Street: 3516 Neal Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: Property was zoned PC in the 1970's. Part of parcel was denied rezoning to CB in 1994.
Extension of Zone: No
History of Zoning: Property was zoned PC in the 1970's. Part of parcel was denied rezoning to CB in 1994.

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: MDR (Medium 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: Bonnie Curtiss

Staff Recomm. (Abbr.): APPROVE MU (Mixed Uses) designation for this site limited to Office and Medium Density Residential. (Applicant requests Medium Density Residential.)

Staff Recomm. (Full): Mixed uses limited to Office and Medium Density Residential will allow uses compatible with the surrounding development and zoning pattern and set the framework for good use of transitional zoning between the bordering single-family residences and the more intense commercially zoned properties to the east .

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The area is developed with a mix of uses compatible with any proposed office or medium density residential uses on the site.
2. Office or medium density residential use would be a good zoning transition between low-density residential and the more intense commercial zoning and development to the east.
3. Medium density residential development is a permitted use under the OB zoning district, one of the recommended zones under the current Office land use designation for the property. A change to a mixed use to more clearly reflect the compatible MDR use proposed allows the property owner the flexibility to develop the site for office or apartment uses.

THE EFFECTS OF THE PROPOSAL

1. The site has access to two local roads with direct connections to Cunningham Rd and Maynardville Pk. Approximately 891 more vehicle trips per day will be generated for the area roads under the applicant's proposed development. This trip generation would trigger a traffic impact study for the area roads.
2. Hallsdale-Powell Utility District provides public water and sewer to the site.
3. Maximum development based on the applicant's proposed use would add 99 apartment units and increase the neighborhood school population by approximately 69 children.
4. The overall impacts of development allowed under office and medium density residential zonings would be less intense for traffic, noise and visual than any development under the current commercial zoning on the site.
5. During plan review, the proposed density of development on the site may be limited due to environmental constraints. Approximately the rear one-third of the property is located within the Hines Branch floodway and flood fringe areas, with building and no-fill restrictions. (See attached letter from the Knox County Dept. of Engineering and Public Works.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes office uses for the site. Medium density residential uses are similar in intensity to office uses.
2. Placing Mixed Use designation and OB zoning on the western edge of this Hall's commercial corridor between lower density residential and commercial uses is consistent with the provision of the General Plan for creating transition areas. The transitional zoning policies of the Plan would support either office or medium density residential as a buffer between low density residential and commercial uses.
3. The Growth Policy Plan includes this site in an area identified for Planned Growth.

MPC Action: Denied

MPC Meeting Date: 7/10/2003

Details of MPC action: DENY MDR (Medium Density Residential) plan designation for site

Summary of MPC action: DENY MDR (Medium Density Residential)

Date of MPC Approval:

Date of Denial: 7/10/2003

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: 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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: