

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
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File Number: 7-C-15-SP

Related File Number: 7-F-15-RZ

Application Filed: 5/26/2015

Date of Revision:

Applicant: HUBER PROPERTIES, LLC

PROPERTY INFORMATION

General Location: North side Choto Rd., southeast of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 162 M B PARTS OF 00107 & 00113 OTHER: PARTS OF 1 **Jurisdiction:** County

Size of Tract: 4 acres

Accessibility: Access is via Choto Rd., a minor collector street with 21' of pavement width within 55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Residential

Density: 5 du/ac

Sector Plan: Southwest County **Sector Plan Designation:** NC and LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The majority of the surrounding area is developed with rural to low density residential uses under A and PR zoning. The subject property is adjacent to a neighborhood commercial node established at the intersection of Choto Rd. and S. Northshore Dr., zoned CN with conditions.

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

Street: 1718 Choto Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and CN (Neighborhood Commercial)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: Rezoned CN in 2009

Extension of Zone: Yes, extension of LDR designation from the south and east

History of Zoning: A portion of the site was designated as NC (Neighborhood Commercial) in 2009.

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

Requested Plan Category: LDR (Low 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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #7-C-15-SP, amending the Southwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The sector plan amendment is only for a portion of the subject property being considered for rezoning. About two-thirds of the subject property is already designated as LDR on the sector plan. The remainder of the property, now shown as NC, was previously designated as LDR, prior to 2009. Low density residential uses are compatible with surrounding development and zoning. With the exception of the adjacent NC-designated area to the northwest, all surrounding property is designated as LDR.

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:

A traffic circle has recently been installed at the intersection of Choto Rd. and S. Northshore Dr., to improve traffic flow and safety. However, this does not change the proposed land use pattern, which is predominantly LDR, as requested.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for neighborhood commercial uses for a portion of the site, which would be appropriate for this site. However, this site is equally appropriate for the proposed low density residential development, as proposed for most of the surrounding area.

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

Until the adjacent neighborhood commercial zoning was approved in 2009, this entire area was designated for low density residential development, which is still the most appropriate in this area of the County.

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

Prior to the zoning change to the northwest to CN in 2009, the entire surrounding area was designated for LDR uses. This proposal just eliminates a small portion of the NC sector plan designation approved in 2009 and reverts it back to its original LDR designation.

Action: Approved

Meeting Date: 7/9/2015

Details of Action:

Summary of Action: Adopt Resolution #7-C-15-SP, amending the Southwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 7/9/2015

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/24/2015

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: