

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-A-04-SP **Related File Number:** 8-J-04-RZ
Application Filed: 7/15/2004 **Date of Revision:**
Applicant: S & E PROPERTIES
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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side Dogwood Dr., southwest of Merriwood Dr.
Other Parcel Info.:
Tax ID Number: 134 H E 012 **Jurisdiction:** County
Size of Tract: 11 acres
Accessibility: Access is via Dogwood Dr., a local street with 17' to 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 1 to 3 du/ac.
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This wooded site is at the southwestern edge of urban residential development that has occurred under RB and Agricultural zoning.

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

Street:
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Previous Requests: PR zoning was withdrawn in 2003 (4-S-03-RZ)
Extension of Zone: No
History of Zoning: Property was withdrawn from PR consideration in 2003. (4-S-03-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: Rural Residential and SLPA (Slope Protection)
Requested Plan Category: LDR (Low Density Residential) and SLPA (Slope Protection)

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) and SLPA (Slope Protection) designation

Staff Recomm. (Full): An LDR designation for this site is consistent with the adjoining subdivision development and the applicant has agreed to work with the Knox County Engineering Department to improve the street system serving the area to at least a 20' pavement section.

Comments:

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The subject property is in an area of single family housing on individual lots and within subdivisions. This proposal would allow this pattern to continue.
- 2. Properties in the surrounding area have been developed under the existing RB and Agricultural zoning.

B. EFFECTS OF THE PROPOSAL

- 1. The site can be served by public water and sewer, but has access to local streets with substandard pavement widths for urban densities (17' to 18'). Development of the site at up to 3 dwellings per acre should not be allowed until improvements are made to Dogwood Dr., or another suitable means of access to the property is provided. The maximum development of the site under PR at 1 to 3 units per acre would permit 33 houses, add 330 vehicle trips and add 14 school age children to the area schools.
- 2. PR zoning permits development that would be compatible with the scale and intensity of surrounding residential uses and permit an opportunity to review a site plan that addresses the environmental constraints of the site that include some steep slopes, as well as standing water, on parts of the site.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Residential uses permitted by PR zoning at 1 to 3 dwellings per acre will be compatible with the level of public services---utilities, roads and schools---available to the area, if Dogwood Rd is upgraded and public water and sewer service are extended into the site as part of the development. The applicant has agreed to participate in road improvements to Dogwood Rd from this site east to Whitetower Rd., a local street within the City's urban growth boundary. (See attached letters.) Additional analysis of the impact of traffic generated from this site may be required at the development plan stage.
- 2. The rezoning request is supported by the Growth Policy Plan for rural residential areas where urban services are available and the impact would be minimal.
- 3. The area's established low-density residential pattern is appropriate for continued rezonings to PR at 1 to 3 dwelling per acre or development under the current Agricultural zoning.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action: APPROVE LDR (Low Density Residential) and SLPA (Slope Protection)

Date of MPC Approval: 8/12/2004

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: 9/27/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: