CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN UPDATE

File Number: 8-A-05-SP

7/7/2005 Application Filed:

Related File Number: Date of Revision:

Applicant: METROPOLITAN PLANNING COMMISSION

Owner:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Sector Plan:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

METROPOLITAN PLANNING COMMISSION Ν Ν Е s s Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

FAX•215•2068

www•knoxmpc•org

County

Jurisdiction:

Density:

KNOXVILLE·KNOX COUNTY

Sector Plan Designation:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): ADOPT the Southwest County Sector Plan Update

Staff Recomm. (Full):

The Southwest County Sector Plan was postponed at the August MPC meeting to give staff the opportunity to review changes proposed by the Seven Oaks subdivision homeowners association, represented by Wayne A. Kline. The properties in question included a strip of frontage lots along Kingston Pike at the entrance to Seven Oaks East and Seven Oaks West, and the Sherrill property, which borders Seven Oaks East. Concerns about the Sherrill property were resolved by adding some additional text to the sector plan.

After meeting with the neighborhood, including frontage property owners, most requested that they be able to see what developed on the Sherrill property before pursing changes to the sector plan. This resulted in the September staff recommendation of 'no change' to the sector plan, which shows the area as medium density residential (MDR is consistent with the parcels' RB zoning). However, after additional discussion, the owners of property fronting Kingston Pike preferred the original staff recommendation of MDR/Office. Owners of those parcels requested postponement at the September MPC meeting. Door-to-door discussions and polling indicate that several neighbors express a preference for office uses, if the current land use was to change. The sector plan now shows the properties fronting along Kingston Pike as MDR/Office, to reflect the existing zoning that is present and to encourage office as a compatible option for the property owners along Kingston Pike.

Part of the controversy centers around deed restrictions that limit all properties within the subdivision to single family detached residential units, and the neighborhood's desire to protect these deed restrictions and to continue having low density residential along Kingston Pike.

Comments: The Southwest County Sector Plan was postponed at the August MPC meeting to give staff the opportunity to review changes proposed by the Seven Oaks subdivision homeowners association, represented by Wayne A. Kline. The properties in question included a strip of frontage lots along Kingston Pike at the entrance to Seven Oaks East and Seven Oaks West, and the Sherrill property, which borders Seven Oaks East. Concerns about the Sherrill property were resolved by adding some additional text to the sector plan.

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MPC Action:

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action:

on: ADOPT the Southwest County Sector Plan Update

Approved

Date of MPC Approval:	10/13/2005	2005 Date of Denial:		Postponements:	8/11/2005 & 9/8/2005
Date of Withdrawal:	Withdrawn prior to publication?:		Action Appealed?:		
LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knoxville City Council				
Date of Legislative Action:	11/8/2005		Date of Legislative Action, Second Reading:		
Ordinance Number:			Other Ordinance Numb	per References:	
Disposition of Case:	Approved (One Rea	ding Only)	Disposition of Case, Se	econd Reading:	
If "Other":			If "Other":		
Amendments:			Amendments:		
Date of Legislative Appeal:	:		Effective Date of Ordin	ance:	