

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST 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

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File Number: 8-C-15-SP **Related File Number:** 5-E-15-RZ
Application Filed: 6/23/2015 **Date of Revision:**
Applicant: KNOX COUNTY COMMISSION

PROPERTY INFORMATION

General Location: East side Snyder Rd., north side Outlet Dr.
Other Parcel Info.:
Tax ID Number: 130 174 **Jurisdiction:** County
Size of Tract: 13.36 acres
Accessibility: Access is via Snyder Rd., a minor collector street with 20' of pavement width within 50' of right-of-way, or Outlet Dr., a 3 lane, major collector street with 36' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 18 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area just north of I-40/75 is developed with a mix of uses, including low and medium density residential, office and commercial. The site is located about a half mile east of the N. Campbell Station Rd. and I-40/75 interchange, which is developed primarily with commercial uses.

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

Street: 11616 Snyder Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 18 du/ac
Previous Requests: Rezoned PR at up to 12 du/ac in 2015 (2-F-15-RZ).
Extension of Zone: No
History of Zoning: A sector plan amendment to MDR was approved for this property in 2007 (3-B-07-SP) and the current PR density of up to 12 du/ac was approved by MPC earlier this year (2-F-15-RZ). MPC denied the current requests on May 14, 2015.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: HDR (High 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.): DENY the request to amend the Northwest County Sector Plan map to HDR (High Density Residential).

Staff Recomm. (Full): The requested sector plan amendment does not meet the General Plan criteria to warrant amendment of the land use plan. The applicant has reasonable use of the land under the current medium density residential plan designation.

Comments: These requests were denied by MPC on May 14, 2015. The applicant appealed that decision to Knox County Commission. The Commission became the applicant for the sector plan amendment, so that they may refer the requests back to MPC for reconsideration and then take final action on both requests in August. Staff maintains the same recommendation from the May 14, 2015 meeting.

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:

Outlet Dr. was recently improved and extended west from Lovell Rd. to N. Campbell Station Rd. However, the site does not meet criteria for location of densities of greater than 12 du/ac, such as adjacency to an identified neighborhood or community center, or access to public transit. The current density is already much more than could be permitted on surrounding residential properties. Up to 160 units could be proposed for this site and up to 379 units could be proposed if combined with the abutting site to the east. Because of the site's location on collector streets and proximity to the interstate, the current medium density residential designation is appropriate, but the site is not appropriate for high density residential, which would be more out of character with surrounding development and should be located near an identified neighborhood or community center, with access to transit.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for medium density residential uses for the site, which should be maintained for this site. The update of the Northwest County Sector Plan does not propose any changes for this site.

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

No changes in policy warrant the requested sector plan amendment. Residential development density will already be concentrated at this location under the current medium density residential designation. Residential densities of up to 12 du/ac may be considered within MDR areas, which far exceeds any densities in the surrounding area.

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

There are no trends that warrant reconsideration of the original plan proposal. This sector plan is currently being updated and the current MDR designation is recommended to be maintained. The current MDR designation serves as a transition between more intense land uses proposed by Farragut and Knox County to the east and west and the low density residential area to the north in Knox County.

Action: No Action

Meeting Date: 8/13/2015

Details of Action:

Summary of Action: Voted to take no action and send back to County Commission

Date of Approval: **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: 9/28/2015

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved High Density Residential

Date of Legislative Appeal:

Effective Date of Ordinance: