

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT

File Number: 8-D-10-SP **Related File Number:** 8-H-10-RZ
Application Filed: 6/28/2010 **Date of Revision:**
Applicant: PEBBLESTONE CONDOMINIUMS HOA

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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PROPERTY INFORMATION

General Location: Southwest side Murphy Rd., southeast of Tazewell Pike
Other Parcel Info.:
Tax ID Number: 49 C E 001 **Jurisdiction:** County
Size of Tract: 10.59 acres
Accessibility: Access to the development is from Murphy Rd., a major collector street with 25' of pavement width within 80-90' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Condominiums
Surrounding Land Use:
Proposed Use: Condominiums - planned unit development **Density:** 7 du/ac
Sector Plan: North City **Sector Plan Designation:** Low Density Residential and Hillside Protection
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with residential uses under A, PR, RA and RB zoning.

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

Street: 5940 Pebble Run Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) & A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: A similar application was withdrawn in 2005 (1-BB-05-RZ).
Extension of Zone: No
History of Zoning: A rezoning request for PR at 5 du/ac was withdrawn by the applicant in 2005 (1-BB-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & HP (Hillside/Ridge Top Protection Areas)
Requested Plan Category: MDR (Medium Density Residential) & HP (Hillside/Ridge Top Protection Areas)

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 #8-D-10-SP, amending the North City Sector Plan to MDR (Medium Density Residential) and HP (Hillside/ Ridge Top Protection Area) and recommend that Knox County Commission also adopt the amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

This site meets the criteria for approval of medium density residential uses, as recommended. The site is already partially developed under RB zoning with attached condominiums. Both the current RB zoning and the requested PR zoning at up to 7 du/ac are consistent with the medium density residential sector plan designation.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

A new traffic signal was installed in early 2005 at the nearby intersection of Murphy Rd. and Tazewell Pike along with some lane additions and other improvements. Utilities are in place to serve the development.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan calls for low density residential use for the site. However, the majority of this site is currently zoned RB which allows multi-dwelling development at a density of up to 12 du/ac with no review by MPC. The current LDR plan designation is not consistent with the current zoning.

CHANGES IN GOVERNMENT POLICY:

This location near a major intersection of minor arterial and a major collector streets, is appropriate for medium density development. It has direct access to Murphy Rd., the major collector. The site is already partially developed with condominiums, but due to changes in mortgage lending practices for residential condominium developments, the developer is requesting approval of a concept plan to subdivide the remaining development into individual lots. The RB zone does not permit zero lot line development for attached units on individual lots and also requires minimum lot sizes per unit. The requested PR zoning has the flexibility to allow consideration of the proposed development. The PR zone is generally preferable for any type of residential development in the County.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

The medium density residential development is already underway on the subject property. The traffic situation has been recently improved with the intersection improvements and new traffic signal at Murphy Rd. and Tazewell Pike. A large park, Beverly Park, is located on Tazewell Pike, within walking distance from the site, providing recreational opportunity for current and future residents.

Action:

Approved

Meeting Date: 8/12/2010

Details of Action:

Summary of Action:

ADOPT RESOLUTION #8-D-10-SP, amending the North City Sector Plan to MDR (Medium Density Residential) and HP (Hillside/Ridge Top Protection Area) and recommend the Knox County Commission also adopt by resolution the amendment.

Date of Approval:

8/12/2010

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:

9/27/2010

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: