

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-F-05-SP **Related File Number:** 8-O-05-RZ
Application Filed: 7/13/2005 **Date of Revision:**
Applicant: RICHARD L. HOLLOW, TRUSTEE
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
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side Chandler Rd., southwest of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 163 028, 02801 **Jurisdiction:** County
Size of Tract: 495 acres
Accessibility: Access is via Chandler Rd., a local street with 18' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 1 to 3 du/ac.
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This undeveloped site is part of the rural and low density residential area of southwest Knox County that has developed under A, PR and RA 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: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Rural Residential
Requested Plan Category: LDR (Low Density Residential)

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) designation of the site

Staff Recomm. (Full): A low density designation of this site is consistent with the low density residential development found to the north and east sides of the property and will permit this site to be considered for residential developed in a manner compatible with the adjacent development

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under RA, and PR zoning.
2. LDR designation and PR zoning at 1 to 3 du/ac are compatible with the scale and intensity of the existing and proposed residential development and zoning pattern . Other properties zoned PR along S. Northshore Dr. to the northeast are being developed at up to 3 du/ac.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
2. The applicant's traffic engineering firm has submitted a Traffic Impact Study stating the development will consist of 800 dwelling units. The development would add approximately 7017 vehicle trips per day to the street system and about 640 children under the age of 18 to the school system. The traffic engineer's study offers design improvements to the present streets and intersections to accommodate the projected increase in traffic from this development.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.
4. The portions of the site subject to flooding and restricted by TVA flowage easement will not be allowed to be considered for density calculations.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes rural residential uses and slope protection for the site. However, approval of the sector plan to low density residential use for this site will allow a higher density of development to occur. Development on the steeper portions of the site will be governed by the subdivision regulations as well as policies in the sector plan for development of such area.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, but is contiguous to property designated as Planned Growth.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are proposed for rural residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans will also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action: APPROVE LDR (Low Density Residential)

Date of MPC Approval: 8/11/2005

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: 9/26/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: