

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTH 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-G-08-SP

Related File Number: 8-L-08-RZ

Application Filed: 7/9/2008

Date of Revision:

Applicant: SITE INC.

PROPERTY INFORMATION

General Location: Southeast side Dixon Springs Ln., southwest of E. Emory Rd.

Other Parcel Info.:

Tax ID Number: 38 032

Jurisdiction: County

Size of Tract: 22.74 acres

Accessibility: Access is via Dixon Springs Ln., a short dead-end local street with 15' to 17' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Multi-family residential

Density: 12 du/ac.

Sector Plan: North County

Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is located in a rural residential area that has seen low density residential development in recent years under RA and PR zones.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / F (Floodway)

Former Zoning:

Requested Zoning: PR (Planned Residential) / F (Floodway)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium 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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY Request for MDR (Medium Density Residential) sector plan designation.

Staff Recomm. (Full):

LDR (Low Density Residential) and STPA (Stream Protection Area) are the most appropriate designations for this property based upon the surrounding rural to low density residential development pattern and the flood plain that exists over much of this site and surrounding property.

Comments:

SECTOR PLAN REQUIREMENTS

**CHANGES IN CONDITIONS WARRANTING AMENDMENT OF THE SECTOR PLAN
NEW ROAD OR UTILITY IMPROVEMENTS**

There have been no changes to either the road system or the public utility system to warrant the sector plan change as requested. The subject property is located on a street that is not adequate to handle the expected amount of new residential traffic.

ERROR OR OMISSION IN CURRENT PLAN

The current sector plan proposal for the subject property is correct, considering that the southern portion of the site is located in the Beaver Creek floodway and that the approved density for surrounding properties falls within the rural to low density development range of 1 to 4 du/ac. Approval of medium density residential development for this site could lead to additional requests for medium density uses that would adversely impact the flood-prone nature of the area.

CHANGES IN GOVERNMENT POLICY

There has been no change in the established development policy for the surrounding area in that the predominantly rural to low density residential development pattern has been maintained. The approval of a medium density residential land use designation would be a departure from that policy.

CHANGES IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS

The area has not experienced any appreciable changes in development, population or traffic trends to warrant consideration of changing the land use designation from low density residential to medium density residential. The surrounding development pattern is rural to low density residential development.

REZONING REQUIREMENTS:

**NEED BASED ON CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY
GENERALLY:**

1. The staff has determined that there have been no changes in area conditions to justify the increase in residential density for the subject property. Instead, rezoning to PR at 5 du/ac would be more appropriate for the site considering the surrounding development pattern.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. The PR zone is appropriate for properties affected by environmental constraints, in this case a floodway located along the property's southern border. Through site plan review, development of the site at a low residential density can be done in such a way to minimize any impacts on drainage and soil erosion.

EFFECTS OF THE PROPOSAL

1. Public water and sewer are in place to serve this site.
2. The site is located on a dead-end street, with a 15 to 17 ft. pavement width. This is not conducive to medium residential development at 12 du/ac.
3. The proposal will add approximately 73 school-aged children to area schools and generate approximately 2354 vehicles trips per day to area roads. As recommended by staff, the rezoning would add approximately 30 school-aged children and generate approximately 1073 vehicle trips per day.

4. Low density residential development would result in less impact on the site's potential for flooding.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended rezoning of the property to PR at 5 du/ac would be consistent with the current sector plan designation and would not require a sector plan amendment.
2. The subject property is located in the Planned Growth Area of the Growth Policy Plan.
3. The Knoxville-Knox County Park, Recreation and Greenway Plan calls for a greenway easement along the portion of the site in the Beaver Creek floodway.

MPC Action: Denied

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: DENY MDR (Medium Density Residential) sector plan designation.

Date of MPC Approval:

Date of Denial: 11/13/2008

Postponements: 8/14/2008

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: