

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 9-A-02-SP                      **Related File Number:** 9-B-02-RZ  
**Application Filed:** 8/13/2002              **Date of Revision:**  
**Applicant:** NED FERGUSON  
**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

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## PROPERTY INFORMATION

**General Location:** North side E. Emory Rd., southeast of Greenwell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 14    **Jurisdiction:** County  
**Size of Tract:** 5.45 acres  
**Accessibility:** Access is via E. Emory Rd., a major arterial street with 20' of pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Condominium development    **Density:** 6 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within an emerging area of single family development within PR 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:** RB (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site, but other nearby properties have been zoned PR for low density residential development.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** MDR (Medium 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.): DENY the Sector Plan amendment to MDR (Medium Density Residential) designation

Staff Recomm. (Full): Medium density development of this site would be out of character with surrounding rural and low density residential development pattern and with the low density development that is occurring on nearby property. The sector plan proposes low density residential use for this site.

Comments:

A. Need and Justification for Proposal

- 1. There is no medium density residential development in the vicinity of this site. Surrounding development consists of low density residential on large lots and in subdivisions.
- 2. Properties to the east have successfully developed at densities of 1 to 4 dwellings per acre under PR zoning.
- 3. This and other properties along this section of E. Emory Rd. have been zoned Agricultural for many years.

B. Effects of Proposal

- 1. This change would encourage additional requests from surrounding property owners for similar medium density uses.
- 2. Medium density development on this site will lead to increased traffic and place a greater burden on public utilities. The site is situated between two hazardous curves on E. Emory Rd., a heavily traveled east/west arterial street. Approximately 320 vehicle trips per day will be added to area roads if the property is developed with medium density residential uses.
- 3. Approval would create an island of medium density residential in the middle of an established low density and rural residential zoning and development pattern.
- 4. Maximum development of this site at the requested density would add approximately 320 vehicle trips per day to area roads, and approximately ten school age children to the area schools.

C. Conformity to the General Plan

- 1. This request is contrary to the goal of protecting single family development from incompatible, more intense land uses.
- 2. RB zoning permits more intense development than surrounding established zoning and development. The sector plan designates this property for low density residential uses.
- 3. Approval of this request would lead to additional requests for more intense uses and place additional development pressure on surrounding, undeveloped property.
- 4. This site's location on a major arterial street with public water and sewer service would support low density residential development at this location.

MPC Action: Denied

MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: 9/12/2002

Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**