

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST 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: 9-B-09-SP Related File Number: 9-D-09-RZ
Application Filed: 7/24/2009 Date of Revision:
Applicant: ROCKY HILL LAND PARTNERS, LLC

PROPERTY INFORMATION

General Location: Southeast side S. Northshore Dr. , southwest of Whitower Dr.
Other Parcel Info.:
Tax ID Number: 133 E C 007 OTHER: PORTION ZONED OB Jurisdiction: County
Size of Tract: 8.65 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Attached residential development
Surrounding Land Use:
Proposed Use: Attached residential subdivision on individual lots Density: 4 du/ac
Sector Plan: Southwest County Sector Plan Designation: O, Ag/RR and SLPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located near the business area of Rocky Hill. The property to the north and west of the site is primarily developed with commercial uses. To the south and east are residential areas.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: 3-G-99-RZ
Extension of Zone: Yes, extension of LDR from the northeast.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural/Rural Residential), O (Office) and SLPA (Slope Protection Area)
Requested Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)

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 # 9-B-09-SP, amending the Southwest County Sector Plan to LDR (Low Density Residential) and SLPA for this site and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

The requested sector plan amendment is an extension of the established LDR designation from the northeast, where a low density residential subdivision is located. The property has already been approved for up to 32 residential units under the current OB zoning, which is a density of about 3.7 du/ac, consistent with the LDR plan designation.

Comments:

This property's development has already begun. The property has been cleared and graded, with streets and utilities installed. About 4 units have been constructed. Approval for the current development was acquired under the current OB zoning, which also allows RB uses. In that zone, attached multidwelling development at less than 12 du/ac is a permitted use, requiring no MPC review. A plan was approved for the 32 units, not on individual lots. The applicant is seeking this rezoning in order to be able to place each unit on an individual lot. This type of zero lot line attached development can only be considered under the requested PR zoning. A concept plan and use on review application has been submitted for 32 units on individual lots for MPC's consideration in October (10-SA-09-C/10-D-09-UR).

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No road improvements have been made recently in the area. Water and sewer utilities are available in the area.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan calls for office, agricultural/rural residential, and slope protection for this site. However, it is zoned OB, and has been approved for low density residential development, which the plan does not currently recognize. The amendment to LDR for this site will recognize the actual use of the site.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

The current use had been previously approved under the current OB zoning, so the site development has already occurred at this site. Only a few units have been built so far.

Action:

Approved

Meeting Date: 9/10/2009

Details of Action:

Summary of Action:

ADOPT RESOLUTION # 9-B-09-SP, amending the Southwest County Sector Plan to LDR (Low Density Residential) and SLPA (Slope Protection Area) for this site and recommend that Knox County Commission also adopt the sector plan amendment.

Date of Approval:

9/10/2009

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:

10/26/2009

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: