

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 9-C-02-SP **Related File Number:** 9-J-02-RZ
Application Filed: 8/16/2002 **Date of Revision:**
Applicant: E. DOYLE JOHNSON
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
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PROPERTY INFORMATION

General Location: East side Washington Pike, north of Shipe Rd.
Other Parcel Info.:
Tax ID Number: 31 043, 045.24 **Jurisdiction:** County
Size of Tract: 26 acres
Accessibility: Access is via Washington Pike, a minor arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 3 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Rural residential
Growth Policy Plan: Rural Area
Neighborhood Context: This vacant site is surrounded by large lot, single family rural residential uses and vacant land zoned A Agricultural.

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

Street: 4512 Washington Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 2 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 3 du/ac
Previous Requests: PR zoning at @du/ac was approved in 1997 for this site. (3-A-97-RZ)
Extension of Zone: No
History of Zoning: Property was zoned PR in 1997. (3-A-97-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural / 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 Sector Plan designation for this site.

Staff Recomm. (Full): Increasing the PR zone density of this 26 acre site by one dwelling per acre will not significantly change the character of the area's zoning pattern. The sector plan proposes rural residential development for the site.

Comments: A Need and Justification for Proposal
1. This site is located on a minor arterial street and has both public water and sewer service available from the Northeast Knox Utility District. (see attached letter.)
2. The availability of these utilities, as well as the width of Washington Pike, support this site's more intensive residential development. Additional development in the area would also be appropriate given the current level of those public services.

B. Effects of Proposal
1. This site has been approved for a 46 lot concept subdivision under the current PR zoning.
2. This proposal would allow consideration of a maximum of 78 units on this site where urban services including public water and sewer, are being provided. The maximum development would add approximately 780 vehicle trips per day for area roads, and add approximately 43 children to the area's school population.
3. The access is via Washington Pike, a minor arterial facility with capacity to handle the additional traffic generated by this density increase.

C. Conformity to the General Plan
1. The Growth Policy Plan allows consideration of PR zoning at up to 3 dwellings per acre where urban services are available, and the development will not unreasonably impair traffic flow from the subject site through the planned growth area. The applicant's engineer has submitted a traffic impact study as required, and this study indicates that development of the property at the requested density will have minimal impact on area traffic conditions and there will be no change in the current level of service.
2. The General Plan supports more intense development where urban services, such as adequate roads and utilities, are provided.

MPC Action: Approved MPC Meeting Date: 9/12/2002

Details of MPC action:

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

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

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 10/28/2002 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: