

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### SOUTH CITY SECTOR PLAN AMENDMENT

**File Number:** 9-D-04-SP                      **Related File Number:** 9-L-04-RZ  
**Application Filed:** 8/25/2004              **Date of Revision:**  
**Applicant:** JIM AND MORTON ROSE AND DOVETAIL DEVELOPMENT  
**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:** South side Cherokee Trail, northeast side Candora Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 108 008 OTHER: (PORTION SOUTH OF CHEROKEE T    **Jurisdiction:** County  
**Size of Tract:** 2.4 acres  
**Accessibility:** Access is via Cherokee Trail, a minor collector street with 18' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 1 to 10 du/ac  
**Sector Plan:** South City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This sloping, wooded site is part of a sparsely developed residentially zoned area along Cherokee Trail east of UT Hospital zoned RA, R-1 A-1, A, PR, and RP-1.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was file 7-F-04-RZ for PR zoning at 5 du/ac. but inadvertently omitted from the staff report.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) and SLPA (Slope Protection)  
**Requested Plan Category:** MDR (Medium Density Residential) and SLPA (Slope Protection)

**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 MDR (Medium Density Residential) Designation

Staff Recomm. (Full): This site is not suitable for medium density residential development due to its narrow depth and steep topography. Although the developer proposes to transfer the density approved for this site to other areas of the development, the staff recommend that any density allocated to this site be supported by the site's configuration, environmental features, and the surrounding development pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The PR zoning at the recommended density will allow development consistent with the site's physical constraints and the density approved by the Planning Commission for the portion of the site north of Cherokee Trail, where some physical constraints are present. The staff would not be in favor of any redistribution of density between the north and south sides of Cherokee Trail since any development should match the designated density in place. It would also lead to some uncertainty as to how much density would remain on the subject property for future development proposals
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, building and parking layout and other development concerns can be addressed. (See 9-A-04-UR)
3. The PR zoning will allow development similar to surrounding uses that include single family housing, condos, and a business use,

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer are available in the area and would be extended to serve the site.
2. The PR zoning would allow development that would be compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. PR zoning of this site for the total development of 104 acres of land with residential units under RP-1 and PR zoning would still provide an overall density per acre over this entire site that is consistent with the low density residential designation of surrounding area and the South City and County Sector Plans for this area.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan,

MPC Action: Denied MPC Meeting Date: 9/9/2004

Details of MPC action:

Summary of MPC action: DENY MDR (Medium Density Residential)

Date of MPC Approval: Date of Denial: 9/9/2004 Postponements:

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

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 9/27/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

Approved MDR

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**