



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-K-07-RZ
4-E-07-SP

AGENDA ITEM #: 81
AGENDA DATE: 4/12/2007

▶ **APPLICANT:** JOHNSON & JOHNSON
OWNER(S): JOHN CLAPP BUILDERS LLC

TAX ID NUMBER: 28 J G 001-014
JURISDICTION: Commission District 7

▶ **LOCATION:** West side Griffith Rd., north side Andersonville Pike
▶ **TRACT INFORMATION:** 3.56 acres.
SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Griffith Rd., a local street with 20' of pavement within a 40'-50' right-of-way.
UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential) at 1-5 du/ac
▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / PR (Planned Residential) at up to 7.5 du/ac
▶ **EXISTING LAND USE:** Vacant residential lots
▶ **PROPOSED USE:** Condominiums
DENSITY PROPOSED: 7.5 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: No
HISTORY OF ZONING REQUESTS: Property was zoned PR at 5 du/ac. In 2004
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / LDR/ RA Residential
South: Residences / LDR / A Agricultural
East: Residences / LDR A Agricultural
West: Residential townhouses / LDR/ PR Residential
NEIGHBORHOOD CONTEXT: This site is within an area of low density residential housing that includes both detached and attached structures, which have developed under A, RA, and PR zones.

STAFF RECOMMENDATION:

▶ **DENY MDR (Medium Density Residential) designation**
Medium density residential designation of this site would be out of character with the surrounding low density residential development and zoning pattern. The sector plan proposes low density residential uses for this

site

► **DENY PR (Planned Residential) zone at a maximum density at 7.5 du/ac.**

The present PR zone density of 5 du/ac. Is compatible with surrounding residential development and zoning and will permit the development of this property in the same manner as adjoining property.

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 detached and attached residential development at densities of 4 du/ac. and less.
2. Properties to the north and northwest have successfully developed at densities of up to 4 dwellings per acre under PR and RA zoning.
3. This and other properties along this section of Andersonville Pike have been rezoned from Agricultural to PR zoning for low density residential development.

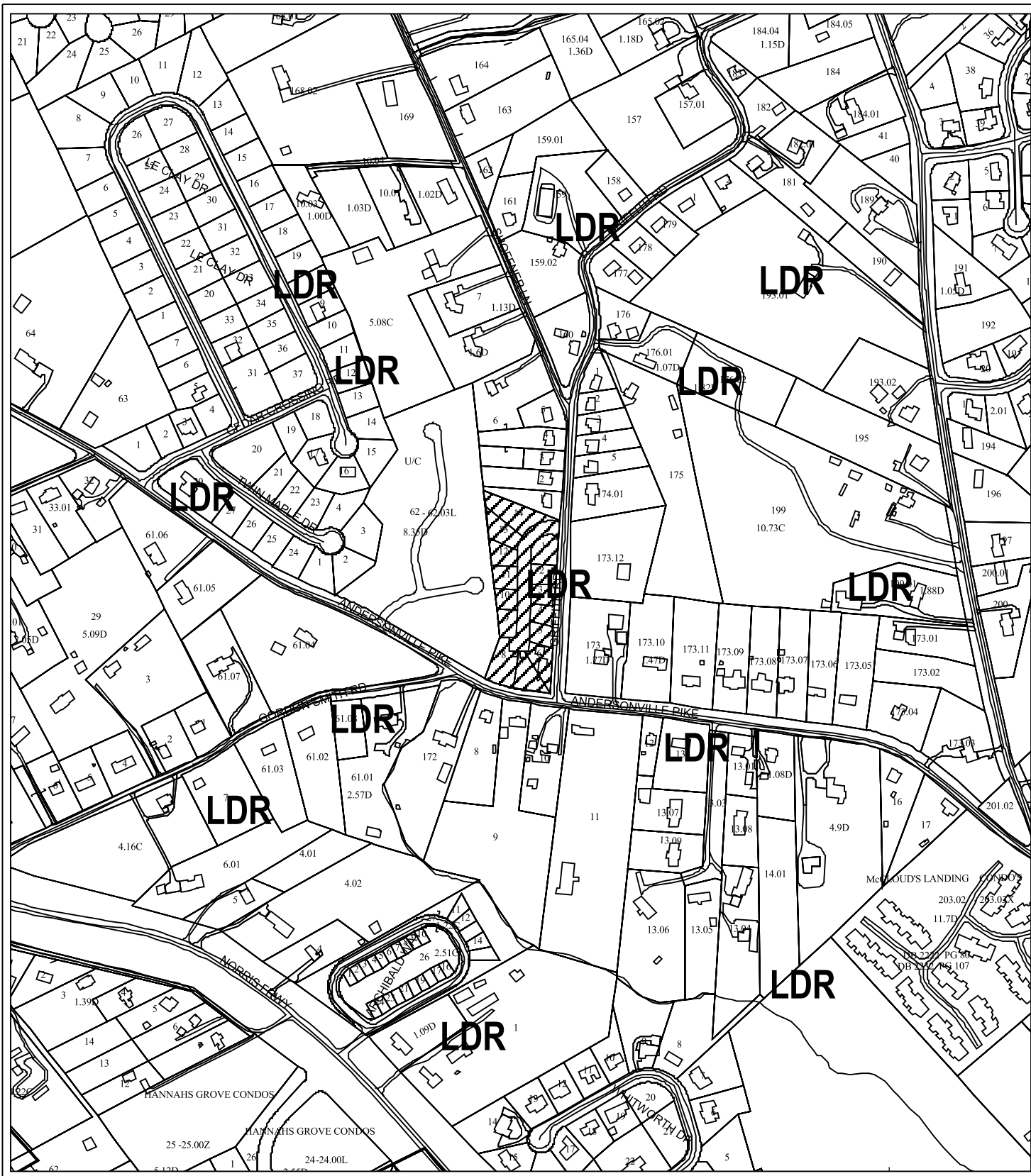
B. Effects of Proposal

1. This change would encourage additional requests from surrounding Agriculturally zoned 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 at the corner of Andersonville Pike and Griffith Rd. Andersonville Pike is a heavily traveled major collector street. Approximately 260 vehicle trips per day will be added to area roads if the property is developed at the requested medium density, while 170 trips would be generated at the maximum low density designation.
3. MDR approval would create an island of medium density residential in the middle of an established low density and rural residential zoning and development pattern.

C. Conformity to the General Plan

1. This request is contrary to the goal of protecting low density development from incompatible, more intense land uses.
2. The PR 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 MDR designation and increased density 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 collector street with public water and sewer service supports low density residential development at this location.


If approved, this item will be forwarded to Knox County Commission for action on 5/29/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



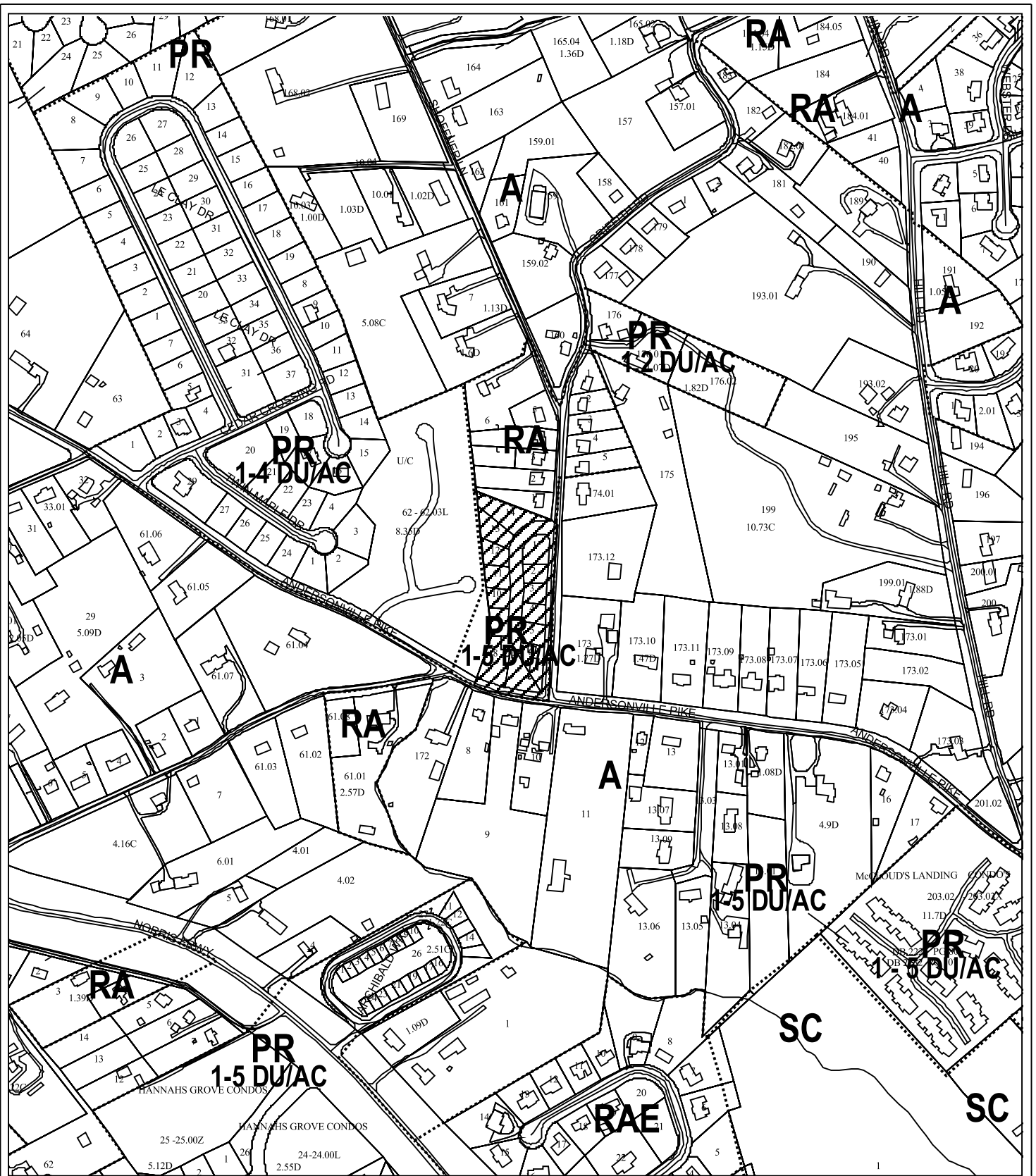
**4-E-07-SP/4-K-07-RZ
SECTOR PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Johnson & Johnson
 Map No: 28
 Jurisdiction: County



 From: LDR (Low Density Residential)
 To: MDR (Medium Density Residential)

Original Print Date: 03/20/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902




**4-K-07-RZ
REZONING**

Petitioner: Johnson & Johnson

Map No: 28

Jurisdiction: County



 From: PR (Planned Residential) at 1-5 du/ac
 To: PR (Planned Residential) at up to 7.5 du/ac
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