

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 10-B-05-SP      **Related File Number:** 10-W-05-RZ  
**Application Filed:** 9/6/2005      **Date of Revision:**  
**Applicant:** KEITH WALKER  
**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  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** Southwest side Brown Gap Rd., southeast of E. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 068,06801      **Jurisdiction:** County  
**Size of Tract:** 2.2 acres  
**Accessibility:** Access is via Brown Gap Rd., a minor collector street with 19' to 20' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums      **Density:** 6 du/ac  
**Sector Plan:** North County      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within a rural residential development area that is zoned Agricultural, but proposed for low density residential uses.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) at 1-5 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) at 1-6 du/ac  
**Previous Requests:** MPC denied RA in July  
**Extension of Zone:** No  
**History of Zoning:** Property was denied MDR in July by MPC, but approved for PR zoning. (7-A-05-SP/7-A-05-RZ)

## 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 MDR (Medium Density Residential) designation

Staff Recomm. (Full):

Although this request would only increase this proposed development by two units, a medium density residential designation of this site would be out of character with surrounding low density residential uses and Agricultural zoning and would open up the surrounding undeveloped area for similar consideration for MDR designation. The sector plan proposes low density residential use for the site and the surrounding area

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. An MDR designation for this site is out of character with the present LDR designation and the established single family dwellings in the area. Although the total units proposed for this site will only increase by two units, the MDR designation will change the character of this low density residential area with incompatible more intense development that would be out of scale with the surrounding RA and Agricultural zoning.
2. The present PR zoning at 5 dwellings per acre will permit 10 units on this site rather than the 12 proposed for MPC consideration as a use on review request. This would be in character with LDR and other residential development in the area. (See 10-G-05-UR)

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The requested MDR designation and PR zoning at up to 6 units per acre will allow consideration of medium density residential development of other property in the area at 6 dwellings per acre. The staff recommendation would keep the maximum density at 5 dwellings per acre.(10 units.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The MDR designation is not consistent with the Agricultural zoning in the area, or the North County Sector Plan proposal of Low Density Residential use of the site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Denied

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action:

DENY MDR (Medium Density Residential) designation

Date of MPC Approval:

Date of Denial: 10/13/2005

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 11/21/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**