



**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 MDR (Medium Density Residential) designation

Staff Recomm. (Full):

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The subject property is located in a transitional area between a single-family residential neighborhood to the north and the I-40 right-of-way to the south. The proposed multi-family use for the property will provide a compatible use backing up to single family residential uses and facing the interstate.  
2. Residential lots are located north and east of the site, with a developing commercial park situated to the west, across Huckleberry Springs Rd. The MDR proposal for the subject property will continue the MDR transition area proposed along the east side of Huckleberry Springs Rd and the north side of I-40 in this area.

THE EFFECTS OF THE PROPOSAL

- 1. An MDR designation and PR zoning at 10 units per acre will permit up to 80 units on this site, which will generate approximately 720 trips per day, and add 4 school age children to the area school population. Access to the site will be by Lake Springs Rd., from the west. Public water and sewer are available to serve this site.
- 2. The proposed multi-family use will provide an appropriate transition between the residential area to the north and east and the commercial uses to the west and the interstate right-of-way to the south. The effect on properties to the north will be minimal, since the multi-family uses will back up to the residential lots to the north and east.
- 3. This rezoning could lead to additional requests for multi-family uses in the area consistent with the sector plan proposal for the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The MDR designation and PR rezoning request is consistent with the recommended Sector Plan proposal for MDR designation in the area.
- 2. The requested MDR use is consistent with the MDR designation proposed by the Sector Plan for the property to the northeast .
- 3. The Growth Policy Plan designates this property in the Urban Growth Area (Outside City Limits).

MPC Action: Approved

MPC Meeting Date: 11/10/2005

Details of MPC action:

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

Date of MPC Approval: 11/10/2005

Date of Denial:

Postponements: 10/13/2005

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 12/19/2005

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:**