

CASE SUMMARY

APPLICATION TYPE: REZONING

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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File Number: 11-H-07-RZ **Related File Number:**
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: MPM DEVELOPMENT COMPANY

PROPERTY INFORMATION

General Location: Northwest side Irwin Dr., northeast side Oakmeade Rd.
Other Parcel Info.:
Tax ID Number: 56 M C 001, 002, 011.01 **Jurisdiction:** County
Size of Tract: 9.7 acres
Accessibility: Access is via Irwin Dr., and Oakmeade Rd., both local streets with 18' to 20' pavement widths within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 4 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This residential site is located within an established single family neighborhood that has developed under RA and A zones.

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: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 PR (Planned Residential) zoning.
APPROVE a density up to 4 du/ac.

Staff Recomm. (Full):

PR zoning at up to 4 du/ac, is consistent with surrounding residential uses and RA zoning. The sector plan proposes low density residential uses for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning of the site at up to 4 du/ac. would be consistent with the surrounding single family residential development, which includes an 18 lot duplex subdivision.

2. This site and other adjacent properties along this section of Irwin Rd. have been zoned RA and Agricultural for years and proposed for low density residential uses as requested by the applicant.

3. Public water and sewer are available to serve the site.

THE EFFECTS OF THE PROPOSAL

1. Maximum development under PR zoning at 4 du/ac. would allow 39 residential units to be proposed, generate approximately 436 vehicle trips per day on Keck Rd., and increase the neighborhood school population by approximately 19 children.

2. Approval of the request would permit low density residential development in the middle of an established, low density residential area and would encourage additional requests from surrounding property owners for similar, low density residential uses.

3. Adequate sight distance on Irwin Dr. may be an issue and will need to be addressed at the plan development stage. A creek flows through the site and will also require considerations units are located on the property. In either case development of the site at up to the maximum density may not be feasible.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. PR zoning at up to 4 du/ac. would permit development consistent with that allowed and built on surrounding properties. The North County Sector Plan designates the property for low density residential.

2. This request is consistent with the goal of the General Plan of protecting low density residential development.

3. The Growth Policy plan includes the site in the Planned Growth area, and the North County Sector Plan designates the site and surrounding area for low density residential development.

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 4 dwelling units per acre

Date of MPC Approval:

11/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

12/17/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved as Modified

Disposition of Case, Second Reading:

If "Other":

Amendments:

PR up to 3.4 du/ac

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: