

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: 2-J-05-RZ **Related File Number:**
Application Filed: 1/13/2005 **Date of Revision:**
Applicant: HARRIS PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: North side Keck Rd., northeast of Lacy Rd.
Other Parcel Info.:
Tax ID Number: 68 H B 019 **Jurisdiction:** County
Size of Tract: 2.16 acres
Accessibility: Access is via Keck Rd a local street with 22' to 24' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant property
Surrounding Land Use:
Proposed Use: Single family residential **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is within a single family residential area that has developed under A and RA zoning and backs up to commercial zoning and development that is occurring along Callahan Rd.

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

Street: 6544 Keck Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: MPC denied MDR and RB on 6/10/04 (6-A-04-SP/6-B-04-RZ).
Extension of Zone: Yes
History of Zoning: Property was denied MDR and RB zoning in 2004. (6-A-04-SP/6-B-04-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 RA (Low Density Residential) zoning

Staff Recomm. (Full): RA zoning would be in character with the surrounding single family development pattern and RA and A zoning. The sector plan proposes low density residential use for this site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. RA zoning of the site would be consistent with the surrounding single family residential development. RA zoning is supported by the sector plan and would allow single family uses or duplex development on 12,000 square foot lots as a use on review.
- 2. This site and other adjacent properties along this section of Keck Rd. have been zoned RA and Agricultural for years, although the property to the north along Callahan Dr. has been rezoned and developed for business uses.
- 3. Public water and sewer are available to serve the site.

THE EFFECTS OF THE PROPOSAL

- 1. Maximum development under RA zoning would allow 9 residential lots, generate approximately 90 vehicle trips per day on Keck Rd., and increase the neighborhood school population by approximately 5 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. The previous request for medium density residential development and RB zoning was not appropriate at this location.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. RA zoning would permit development than is allowed on surrounding properties. The Northwest City 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. Although the Growth Policy plan includes the site in the Urban Growth area, the Northwest City Sector Plan designates the site and surrounding area for low density residential development.

MPC Action: Approved MPC Meeting Date: 2/10/2005

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 2/10/2005 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: 3/28/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: