CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT

File Number: 5-E-04-SP Related File Number: 5-M-04-RZ

Application Filed: 4/26/2004 Date of Revision:

Applicant: JEFF GENCAY

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side Keck Rd., southeast of Callahan Dr.

Other Parcel Info.:

Tax ID Number: 68 H B 14 Jurisdiction: County

Size of Tract: 1.8 acres

Access is via Keck Rd., a local street with 16' to 17' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use:

Proposed Use: Duplexes Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This site is part of a rural residential area that has developed under A zoning. Property to the north,

fronting on Callahan Dr., is developing with light manufacturing and commercial uses within LI, CB and

C-6 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: RB (General Residential)

Previous Requests: Property was zoned RA in 2000

Extension of Zone: No

History of Zoning: Property was zoned RA in 2001. (6-L-01-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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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 the MDR (Medium Density Residential) designation

Staff Recomm. (Full): Medium density residential development would be out of character with the surrounding single family

housing and A Agricultural zoning. The sector plan proposes low density residential use for the

properties along Keck Rd in this area.

Comments: A. Need and Justification for Proposal

1. Medium density residential designation and RB zoning of the site would be inconsistent with the surrounding single family residential development. The current RA zoning would allow the proposed 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 the site.

B. Effects of Proposal

- 1. Maximum development under RB zoning, without use on review, would allow 21 housing units, generate approximately 200 more vehicle trips per day on Keck Rd., and increase the neighborhood school population by approximately 11 children.
- 2. Approval of the request would permit medium density residential development in the middle of an established, low density residential area and would encourage additional requests from surrounding property owners for similar, medium density residential uses.

C. Conformity with the General Plan

- 1. MDR and RB zoning would permit more intense development than is allowed on surrounding properties. This would be a clear example of "spot zoning". The Northwest City Sector Plan designates the property for low density residential.
- 2. This request is contrary to the goals of the General Plan of protecting rural residential development from more intense land uses and considering availability of suitable pavement widths in setting densities of residential developments.
- 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.

If approved, this item will be forwarded to Knox County Commission for final action on June 28, 2004. 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 Knox County.

MPC Action: Denied MPC Meeting Date: 5/13/2004

Details of MPC action:

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

Date of MPC Approval: Date of Denial: 5/13/2004 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
Date of Legislative Action:	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:	Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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