

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT

File Number: 6-A-04-SP **Related File Number:** 6-B-04-RZ
Application Filed: 4/22/2004 **Date of Revision:**
Applicant: MICHAEL BRADY
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
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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 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residential apartments or condominiums **Density:** 5-12 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is part of a rural residential neighborhood that has developed along Keck Rd. and Lacy Rd. under A and RA zoning.

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: RB (General Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other property to the northeast on Keck Rd., was denied MDR designation and RB zoning at the May MPC meeting.

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 for this site

Staff Recomm. (Full):

Medium density residential use of this site would be out of character with the surrounding single family development. The sector plan proposes low density residential use for this site and other property along Keck Rd.

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. RA zoning, as supported by the sector plan, would allow single family use 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.

B. Effects of Proposal

1. Maximum development under RB zoning, without use on review, would allow 24 housing units, generate approximately 240 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 goal of the General Plan of protecting low density residential development from more intense land uses.

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:

Denied

MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action:

DENY MDR (Medium Density Residential)

Date of MPC Approval:

Date of Denial: 6/10/2004

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 7/26/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: