

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 7-A-05-SP **Related File Number:** 7-J-05-RZ
Application Filed: 6/16/2005 **Date of Revision:**
Applicant: KEITH WALKER
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

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PROPERTY INFORMATION

General Location: Southwest side Brown Gap Rd., northwest of Crippen Rd.
Other Parcel Info.:
Tax ID Number: 29 068, 06801 **Jurisdiction:** County
Size of Tract: 2.29 acres
Accessibility: Access is via Brown Gap Rd., a minor collector street with 19' to 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Duplex condo development **Density:** 7du/ac.
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within a rural residential development area that is zoned Agricultural, but proposed for low density residential uses.

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

Street: 5717 Brown Gap 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: None noted
Extension of Zone: No
History of Zoning: None noted

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

Staff Recomm. (Full):

Medium density residential uses would be out of character with surrounding residential uses and Agricultural zoning. The sector plan proposes low density residential use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This MDR designation is out of character with the proposed LDR designation or established single family dwellings in the area. However, the RA zoning permits low density residential uses that are compatible with the scale and intensity of the surrounding residential development pattern.
2. RA zoning will allow MPC consideration of low density duplex development of the property, as a use on review request, that would be in character with other residential development in the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The requested MDR designation and RA zoning will allow consideration of medium density residential duplex development intensities of the property that could approach 8 dwellings per acre, (16 units.). The staff recommendation would keep the maximum density at 5 dwellings per acre.(10 units.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The MDR designation is not consistent with the Agricultural zoning in the area or the North County Sector Plan proposal of Low Density Residential use of the site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Denied

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action:

DENY MDR (Medium Density Residential)

Date of MPC Approval:

Date of Denial: 7/14/2005

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 8/22/2005

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: