CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-K-06-RZ Related File Number:

Application Filed: 7/13/2006 **Date of Revision:**

Applicant: MPM DEVELOPMENT, LLC

Owner:



4 0 0 M ain Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side Crippen Rd., southwest of Brown Gap Rd

Other Parcel Info.:

Tax ID Number: 29 054.03 Jurisdiction: County

Size of Tract: 3.3 acres

Accessibility: Access is via Crippen Rd., a minor collector street with 18' to 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Single family attached development Density: 5 du/ac.

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of the Halls residential community that has developed under A,RA,RB and PR zones.

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

Street: 5119 Crippen Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

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:

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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

APPROVE PR (Planned Residential) zoning. Staff Recomm. (Abbr.):

APPROVE a density up to 5 du/ac.

Staff Recomm. (Full): PR zoning is consistent with other recent rezonings in the area. The sector plan proposes low density

residential uses for this site.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

> 1. The proposal is consistent with the sector plan designation for the site and the Planned Growth designation on the Growth Policy Plan.

2. There are residential subdivisions in the area that have been developed under RA and PR zoning.

The PR-zoned development to the northwest is zoned for a density of up to 5 du/ac.

3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.

2. At the requested density, up to 16 dwelling units could be proposed on the subject property. The development of single family attached dwellings would add approximately 160 vehicle trips per day to the street system and about 2 children under the age of 18 to the school system.

3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will

be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

Approved MPC Action: MPC Meeting Date: 8/10/2006

Details of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre Summary of MPC action:

Date of MPC Approval: 8/10/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Knox County Commission Legislative Body:

3/19/2007 05:38 PM Page 2 of 3 Date of Legislative Action: 9/25/2006 Date of Legislative Action, Second Reading: 10/23/2006

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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