

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: 8-L-08-RZ **Related File Number:** 8-G-08-SP
Application Filed: 7/9/2008 **Date of Revision:**
Applicant: SITE INC.

PROPERTY INFORMATION

General Location: Southeast side Dixon Springs Ln., southwest of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 38 032 **Jurisdiction:** County
Size of Tract: 22.74 acres
Accessibility: Access is via Dixon Springs Ln. , a local dead-end street with 15' to 17' of 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-family residential **Density:** 12 du/ac.
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a rural residential development area that has seen low density residential development in recent years under RA and PR zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) / F (Floodway)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): RECOMMEND that Knox County Commission approve PR (Planned Residential) zoning at up to 5 du/ac. for this site consistent with the current sector plan.

Staff Recomm. (Full): PR zoning @ up to 5 du/ac. is consistent with surrounding residential development and the adopted sector plan designation of LDR and STPA for the site. The staff does not support the applicant's request for MPC approval of a resolution to amend the North County Sector Plan to show MDR (Medium Density Residential) designation for the site to allow PR zoning at up to 12 du/ac. A density of 12 units per acre is out of character with the surrounding proposed and established residential development pattern that includes both rural and low density residential uses.

Comments:

MPC Action: Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: RECOMMEND that Knox County Commission approve PR (Planned Residential) zoning up to 5 dwelling units per acre, consistent with the current sector plan designation of Low Density Residential.

Date of MPC Approval: 11/13/2008

Date of Denial:

Postponements: 8/14/2008

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/27/2008

Date of Legislative Action, Second Reading: 11/17/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: