	METROPOLITAN							
			P L A N N I N G C O M M I S S I O N					
File Number:	8-M-15-RZ	Related File Number:	TENNESSEE					
Application Filed:	6/29/2015	Date of Revision:	Suite 403 • City County Building 4 0 0 Main Street					
Applicant:	THOMAS CARPENT		Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0					
, pprodiff.			FAX•215•2068 www•knoxmpc•org					
PROPERTY INF	ORMATION							
General Location:	West side Ta	zewell Pike, southeast side Twin Oak L	.n.					
Other Parcel Info.:								
Tax ID Number:	13 049		Jurisdiction: County					
Size of Tract:	16.3 acres							
Accessibility:		Access is via Tazewell Pike, a major collector street with 23' of pavement width within 40' of right-of- way, or Twin Oak Ln., a local street with 13' of pavement width within 30' of right-of-way.						
GENERAL LAN	D USE INFORMAT	ΓΙΟΝ						
Existing Land Use:	Vacant land							
Surrounding Land	Use:							
Proposed Use:	Detached res	idential subdivision	Density: 4 du/ac					
Sector Plan:	Northeast Co	Sector Plan Designation:	LDR					
Growth Policy Plan	:							
Neighborhood Con		This site is located within an agricultural/residential area in the vicinity of Gibbs Elementary and High Schools, zoned A, RA and PR.						
ADDRESS/RIGH	IT-OF-WAY INFO	RMATION (where applicable)						
Street:	7718 Twin O	ak Ln						
Location:								
Proposed Street Na	ame:							
Department-Utility	Report:							
Reason:								
ZONING INFOR	MATION (where a	pplicable)						
Current Zoning:	A (Agricultura	al)						
Former Zoning:								
Requested Zoning:	PR (Planned	PR (Planned Residential)						
Previous Requests	: None noted							
Extension of Zone:	No	No						
History of Zoning:	None noted	None noted						

CASE SUMMARY

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

KNOXVILLE·KNOX COUNTY

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:	Michael Brusseau		
Staff Recomm. (Abbr.):	RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac, subject to two conditions.		
Staff Recomm. (Full):	 Vehicular access to the development must be from Twin Oak Ln. only. Twin Oak Ln. must be improved/widened from the development entrance to Tazewell Pike, to the satisfaction of the Knox County Engineering Department. Because of the property's location within the parental responsibility zone, sidewalks must be provided within the development. This must include pedestrian access to the adjacent Gibbs Elementary School site to the south. 		
	PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The site is relatively flat with few environmental constraints, so, with the recommended condition, it is appropriate for development at the proposed density within the LDR density range.		
Comments:	REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):		
	 THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY: 1. This site has access to Tazewell Pike, a major collector street, as well as Twin Oak Ln., a local street. Staff is recommending a condition on the rezoning, if approved, to use Twin Oak Ln. for access to the development, rather than taking access from Tazewell Pike. Using the secondary road for access eliminates the need for another curbcut on Tazewell Pike, which is a major collector street. With the nearby schools on Tazewell Pike, traffic is already increased in the area. Another curbcut could create future traffic conflicts on Tazewell Pike, since it would have to be placed in close proximity to both Twin Oak Ln. and the primary access road to the south for Gibbs Elementary School. 2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal. 3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern. 4. The site is appropriate to be developed under PR zoning at the requested density. The site does not have significant slope or other environmental constraints, and has access to a major collector street. 5. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting. 		
	 THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment. 2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development. THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE 		

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH

	be proposed for the approximately 697 2. PR zoning at th have a minimal imp 3. The approval of dwelling units for M from Tazewell Pike determined by Kno	e site. If developed with the p trips to the street system and re recommended density is co pact on adjacent properties. this request will allow the ap IPC's consideration. The app to the development entrance x County Engineering as part	the 16.3 acres reported, up to 65 or proposed, detached residential unit d about 29 children to the school s ompatible with surrounding develor plicant to submit a development p plicant will be expected to improve e. Exact requirements for road imp t of the plan review process. available in the area, but may need	its, this would add ystem. opment and should lan with up to 65 /widen Twin Oak Ln. provements will be		
	GENERAL PLAN C MAJOR ROAD PLA 1. The Northeast C consistent with the 2. The site is locat Policy Plan map. 3. Approval of this plan's low density r Upon final approva MPC consideration the property's proper residential units that	DF KNOXVILLE AND KNOX (AN, LAND USE PLAN, COMM County Sector Plan proposes requested PR zoning at up to red within the Planned Growth request could lead to future in residential proposal for the ar- l of the rezoning, the develop of use on review approval pro osed development, landscap	n Area on the Knoxville-Knox Cour requests for PR zoning, consistent ea. per will be required to submit a dev rior to the property's development. ing and street network and will als ing and drainage plans may also b	S ELEMENTS, OTHERS: is property, hty-Farragut Growth t with the sector velopment plan for The plan will show o identify the types of		
Action:	Approved		Meeting Date:	8/13/2015		
Details of Action:						
Summary of Action:	Recommend the Knox County Commission approve PR (Planned Residential) zoning at a density up to 4 dwelliing units per acre, subject to two conditions.					
Date of Approval:	8/13/2015	Date of Denial:	Postponements:			
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:					
	I EGISI A	ATIVE ACTION AND I	NISPOSITION			
Legislative Body:	Knox County Comr					
Date of Legislative Action:	9/28/2015	Date of Lec	gislative Action, Second Reading	g:		
Ordinance Number:	Other Ordinance Number References:					
Disposition of Case: Approved		Dispositior	Disposition of Case, Second Reading:			
If "Other":		If "Other":	If "Other":			

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

Amendments: