

# 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-M-15-RZ                      **Related File Number:**  
**Application Filed:** 6/29/2015              **Date of Revision:**  
**Applicant:** THOMAS CARPENTER

### PROPERTY INFORMATION

**General Location:** West side Tazewell Pike, southeast side Twin Oak Ln.  
**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 LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:** 4 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:**  
**Neighborhood Context:** This site is located within an agricultural/residential area in the vicinity of Gibbs Elementary and High Schools, zoned A, RA and PR.

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

**Street:** 7718 Twin Oak Ln  
**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:**



**AMENDMENT:**

1. At the requested density of up to 4 du/ac on the 16.3 acres reported, up to 65 dwelling units could be proposed for the site. If developed with the proposed, detached residential units, this would add approximately 697 trips to the street system and about 29 children to the school system.
2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The approval of this request will allow the applicant to submit a development plan with up to 65 dwelling units for MPC's consideration. The applicant will be expected to improve/widen Twin Oak Ln. from Tazewell Pike to the development entrance. Exact requirements for road improvements will be determined by Knox County Engineering as part of the plan review process.
4. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northeast County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 4 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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.

**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 dwelling 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?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 9/28/2015 **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

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

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**