

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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www.knoxmpc.org

File Number: 8-Y-05-RZ **Related File Number:**
Application Filed: 7/15/2005 **Date of Revision:**
Applicant: GREG FRANKLIN
Owner:

PROPERTY INFORMATION

General Location: Southwest side Daytona Ln., northwest of Kimberlin Heights Rd.
Other Parcel Info.:
Tax ID Number: 124 M D 00401 **Jurisdiction:** County
Size of Tract: 2.84 acres
Accessibility: Access is via Daytona Ln., a local street with 15' of pavement within a 30' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 5 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is within a mixed use area of residences, and recreational uses that are zoned A, CA and PR.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.): APPROVE PR (Planned Residential) zoning
APPROVE a density of 1 to 5 dwellings per acre

Staff Recomm. (Full): PR zoning at 1 to 5 du/ac is consistent with other PR zoning in the area. The sector plan proposes low density residential use for the site

Comments: A NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is located on a substandard local street that needs widening, but has both public water and sewer service available.
2. The availability of public water and sewer utilities support this site's PR zoning for low density residential development.

B. EFFECTS OF THE PROPOSAL

- 1. The requested PR zoning at up to 5 du/ac would allow consideration of a maximum of 14 units on this site. The maximum development would add approximately 140 vehicle trips per day for area roads, and add approximately 7 children to the area's school population.
- 2. Access is via Daytona Ln., a local street with only a 15' pavement width.
- 3. Road improvements will need to be addressed as part of the PR use-on-review consideration, including how those improvements would be implemented, before any rezoning occurs.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

- 1. Although the property adjoins low density residential development zoned CA, development of this site with low density residential uses would result in a continuation of residential uses.
- 2. The Growth Policy Plan identifies this site for planned growth.
- 3. The South County Sector Plan supports low density residential development for this site when urban services and adequate roads are provided.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 8/11/2005-9/8/2005

Date of Withdrawal: 10/13/2005 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/21/2005 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: