# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 1-A-04-PA Related File Number: 1-A-04-RZ

Application Filed: 12/4/2003 Date of Revision:

Applicant: ED AND PHYLLIS HONEYCUTT

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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:** Southwest side Dry Gap Pike, southwest of Haynes Sterchi Rd.

Other Parcel Info.:

Tax ID Number: 57 M A 019 Jurisdiction: City

Size of Tract: 2.1 acres

Accessibility: Access is via Dry Gap Pike, a major collector street with 22' of pavement within a 40' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: Residential subdivision Density:

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This property is part of the established rural residential housing that has developed along Dry Gap Pike

in this area within A-1 and A zoning

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

Street: 612 Dry Gap Pike

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: R-1 (Single Family Residential)

Previous Requests: None noted

Extension of Zone: Yes

**History of Zoning:** Property was zoned A-1 following annexation into the City of Knoxville in 2002.

# PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)

Requested Plan Category: LDR (Low Density Residential)

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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

Staff Recomm. (Abbr.): APPROVE the LDR (Low Density Residential) One Year Plan designation

Staff Recomm. (Full): Low density residential development is found to the south and east of the property and is called for by

the North City Sector Plan for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. LDR and R-1 zoning are compatible with the rural residential development found in the area that

mostly includes older single family housing on larger lots.

2. The site is currently zoned A-1, which occurred following annexation of the property, which was

zoned A in the county.

3. The gently sloping topography of the site is suitable for residential development at an R-1 density.

THE EFFECTS OF THE PROPOSAL

1. The LDR designation and R-1 zoning will allow this property to be developed with half-acre lots on

septic tanks and 7,500 sq. ft. lots, if public sewer is extended to the site.

2. The R-1 density range could result in 15 to 26 lots, generating 150 to 260 vehicle trips per day to the

street system and adding 6 to 11 school aged children to the area school population.

3. Public water and sewer can be provided to this site from KUB.

4. The subdivision of this property would require MPC approval.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan recommends Low Density Residential for the site, which is consistent

with the requested R-1 zoning.

2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Urban Growth.

MPC Action: Approved MPC Meeting Date: 1/8/2004

**Details of MPC action:** 

Summary of MPC action: APPROVE LDR (Low Density Residential)

Date of MPC Approval: 1/8/2004 Date of Denial: Postponements:

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

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/3/2004 Date of Legislative Action, Second Reading: 2/17/2004

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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