

# 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:** 1-G-06-RZ                      **Related File Number:**  
**Application Filed:** 12/9/2005              **Date of Revision:**  
**Applicant:** JAY RICKY STANSBERRY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Shady Ln., north side Granville Conner Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 56 096                      **Jurisdiction:** County  
**Size of Tract:** 1.7 acres  
**Accessibility:** Access is via Granville Conner Rd., a two-lane, local street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Two residential lots                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This lot is surrounded by residential development that has occurred under Agricultural zoning.

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

**Street:** 8000 Shady Ln.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**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:

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 RA (Low Density residential) zoning

Staff Recomm. (Full): RA zoning is compatible with surrounding residential development. The sector plan propose low density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
- 2. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be subdivided into two lots under RA zoning.
- 3. RA zoning will permit MPC to review a two lot subdivision proposal for the property.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The development of two additional dwelling in this area will have minimal impact on surrounding property.
- 5. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the subdivision process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes low density residential uses for the site. The rezoning application is consistent with the LDR designation of the site.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for RA zoning in this area in the future on properties to the south and east, which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern 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.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

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

Date of MPC Approval: 1/12/2006

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: 2/27/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**