

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-H-08-RZ **Related File Number:**
Application Filed: 11/28/2007 **Date of Revision:**
Applicant: WANDA ENGLISH / WAYNE TIPTON

PROPERTY INFORMATION

General Location: Southeast side Creekhead Dr., southwest of Helmbolt Rd.
Other Parcel Info.:
Tax ID Number: 106 B A 021 **Jurisdiction:** City
Size of Tract: 1.5 acres
Accessibility: Access is via Creekhead Dr., a local street with 20' of pavement within 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached dwellings **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a low density residential development area that has occurred under R-1, RP-1 and A-1 zones.

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

Street: 6300 Creekhead Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential)
Previous Requests: 5-P-06-RZ, same request was withdrawn before City Council hearing
Extension of Zone: Yes
History of Zoning: Property was denied R-1 zoning in 2006. (5-P-06-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE R-1 (Low Density Residential) zoning

Staff Recomm. (Full):

R-1 zoning is compatible with surrounding residential uses and zoning. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses and were rezoned to A-1, R-1, RP-1 zoning following annexation into the City of Knoxville. However, the County's A zone has a minimum lot size of 1 acre, while the city A-1 zone minimum lot size is 10 acres.
2. R-1 is consistent with the surrounding residential uses that includes subdivision development under RP-1 zoning. The subject property is expected to be subdivided for residential use,
3. R-1 zoning will require MPC subdivision approval for any development of the property beyond one dwelling. During this review, potential issues such as traffic, drainage, access, topography, lot layout, density and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. R-1 zoning will permit the subdivision of the site into 7,500 sq. ft. lots.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area (inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for R-1 or RP-1 zoning in this area.

MPC Action:

Approved

MPC Meeting Date: 2/14/2008

Details of MPC action:

Summary of MPC action:

R-1 (Low Density Residential)

Date of MPC Approval:

2/14/2008

Date of Denial:

Postponements: 1/10/2008

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

3/11/2008

Date of Legislative Action, Second Reading: 3/25/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: