

# 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-K-08-RZ                      **Related File Number:**  
**Application Filed:** 12/3/2007              **Date of Revision:**  
**Applicant:** GODDARD PROPERTIES

### PROPERTY INFORMATION

**General Location:** Southeast side Crenshaw Rd., west side W. Martin Mill Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 136 076, 076.01                      **Jurisdiction:** County  
**Size of Tract:** 2.13 acres  
**Accessibility:** Access is via W. Martin Mill Pike, a minor arterial street with 20' of pavement width within 50' of right of way or Crenshaw Rd., a local street with 17' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Two duplexes  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is located within a low density residential area zoned A, RA and RB.

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

**Street:**  
**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:** Yes, extension of RA zoning from the east  
**History of Zoning:** None noted

### 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning is compatible with the surrounding development and zoning pattern, is consistent with the sector plan and is an extension of zoning from the east.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.  
2. There are several low density residential subdivisions in the vicinity of this site, zoned RA and RB.  
3. If sanitary sewer is provided, the RA zoning will allow the 2.13-acre property to be subdivided into lots of no less than 10,000 square feet in area for detached dwellings. In order to establish separate lots for each duplex currently located on site, the minimum lot size will be 12,000 square feet. If sewer is not provided, the minimum lot size is 20,000 square feet, subject to approval from the Knox County Health Department.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available in the area to serve the site.  
2. This proposal will have minimal impact on schools and the street system.  
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.  
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along the two streets, as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 30 feet from the centerline of the right of way in this section of W. Martin Mill Pike and 25 feet from the centerline of Crenshaw Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The South County Sector Plan proposes low density residential uses for the site, consistent with this proposal.  
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.  
3. This request could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

MPC Action: Approved MPC Meeting Date: 1/10/2008

Details of MPC action:

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

Date of MPC Approval: 1/10/2008 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: 2/25/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**