CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-B-09-RZ Related File Number:

Application Filed: 8/4/2009 Date of Revision:

Applicant: DANIEL C. TYRRELL



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PROPERTY INFORMATION

General Location: Southwest side Bob Varner Rd., northwest of Brown Gap Rd.

Other Parcel Info.:

Tax ID Number: 39 089 Jurisdiction: County

Size of Tract: 2 acres

Access is via Bob Varner Ln., a local street with 20' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Subdivide into 4 residential lots Density:

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with rural to low density residential uses under A, RA and PR zoning. Adrian

Burnett Elementary School is located directly west of the property.

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

Street: 6421 Bob Varner Rd

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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Approved: 0 No. of Lots Proposed:

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.): RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning allows compatible uses with the surrounding development and zoning pattern and is

consistent with the sector plan proposal for the site.

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE Comments:

COUNTY GENERALLY:

1. RA zoning is compatible with the scale and intensity of the surrounding development and zoning

pattern in the area.

2. There is a residential subdivision to the east of the site, across Bob Varner Ln., developed under PR zoning. Adrian Burnett Elementary School is located behind the site to the west. Some RA zoning is located to the north on the opposite side of Bob Varner Ln.

3. The proposed RA zoning is consistent with the North County Sector Plan proposal for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
- 2. Based on the above description, this site is appropriate for RA zoning.
- 3. The RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The impact to the street system will be minimal.
- 3. The proposed zoning is compatible with surrounding development and the impact should be minimal.
- 4. The applicant intends to subdivide this parcel into 4 lots for detached residential dwellings, as shown on the attached plat submitted with this application. If connected to sanitary sewer, the RA zone requires lots be a minimum of 10,000 sq. ft. in area, consistent with the proposed plat.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.

Action: Approved Meeting Date: 11/12/2009

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning. Date of Approval: 11/12/2009 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: 11/16/2009 Date of Legislative Action, Second Reading:

Other Ordinance Number References: **Ordinance Number:**

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Disposition of Case:	Approved	Disposition of Case, Second Reading
If "Other":		If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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