

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: 10-E-06-RZ **Related File Number:**
Application Filed: 8/28/2006 **Date of Revision:**
Applicant: CHAD HANSEL
Owner:

PROPERTY INFORMATION

General Location: Northwest side Old Rutledge Pike, northeast of C St.
Other Parcel Info.:
Tax ID Number: 61 A B 025 **Jurisdiction:** County
Size of Tract: 0.3 acres
Accessibility: Current access is via a driveway along the north side of the site within 20' of public right of way. The property also has frontage on Old Rutledge Pike, a local street with 24' of pavement width within a large railroad right of way to the south.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The area north of Old Rutledge Pike is developed with residential uses and a church under RB and I zoning. The area south of Old Rutledge Pike is developed with a large railroad yard and warehouses under I zoning.

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

Street: 7413 Old Rutledge Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Not an extension of RA, but is an extension of residential zoning from the north.
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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full):

RA zoning is compatible with surrounding development and zoning on the north side of Old Rutledge Pike and is consistent with the current use and sector plan proposal for the property.

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. RA zoning will make the current residential use of the property conform with the zoning.
3. RA zoning is consistent with the sector plan 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. This proposal will have no impact on schools and the street system, because the zoning change will not allow any additional residential development of the site.
3. The proposal is compatible with the surrounding development, and there will be no impact to adjacent properties.
4. The proposed zoning change to RA will prevent this site from being developed with inappropriate industrial uses, which would have a detrimental impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Urban Growth Area of Knoxville 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.

MPC Action:

Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action:

APPROVE RA (Low Density Residential)

Date of MPC Approval:

10/12/2006

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:

11/20/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: