

# 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-I-02-RZ                      **Related File Number:**  
**Application Filed:** 9/11/2002              **Date of Revision:**  
**Applicant:** BILL VARNER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Pelleaux Rd., south of Gordon Smith Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 13.08 (PART) OTHER: MAP ON FILE                      **Jurisdiction:** County  
**Size of Tract:** 0.84 acres  
**Accessibility:** Access is via Pelleaux Rd., a minor collector street with 19' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** One dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Subdivide lot for two residences                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of the emerging low density residential development that is occurring in this area under RA and PR zoning.

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

**Street:** 7538 Pelleaux 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:**

**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 the surrounding residential development pattern. The sector plan proposes low density residential use for this site.

Comments:

A. Need and Justification for Proposal

1. This subject property is in an area of single family housing on large individual lots and within subdivisions. This proposal would allow this pattern to continue.

2. Properties in the surrounding area have been rezoned for low density development under RA and PR zoning.

3. The site is too small for PR zoning consideration.

B. Effects of Proposal

1. The site is served by public water and sewer and has access to a minor collector street with 19' of pavement. This level of public services should not be severely impacted by this zone change.

2. RA zoning permits development that would be compatible with the scale and intensity of surrounding residential uses.

C. Conformity with the General Plan

1. Residential uses permitted by RA zoning will be compatible with the level of public services---utilities, roads and schools---available to the area.

2. The rezoning request is supported by the sector plan, which proposes low density residential for this property.

3. The area's established low-density residential pattern is appropriate for continued rezonings to RA and other zones that permit such development.

MPC Action: Denied

MPC Meeting Date: 10/10/2002

Details of MPC action:

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

Date of MPC Approval:

Date of Denial: 10/10/2002

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?: 10/17/2002

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 11/18/2002

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:

Amendments:

Appeal approved. RA Approved

Date of Legislative Appeal:

Effective Date of Ordinance:

