

# 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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Knoxville, Tennessee 37902  
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**File Number:** 10-Y-05-RZ                      **Related File Number:**  
**Application Filed:** 9/6/2005                      **Date of Revision:**  
**Applicant:** EDWARD E. MASH SR. AND JOYCE N. MASH  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Mash Ln., northwest of Cunningham Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 E A 020 AND PART OF 018    **OTHER:** MAP ON FILE AT    **Jurisdiction:** County  
**Size of Tract:** 1.33 acres  
**Accessibility:** Access is via Mash Ln., a local street with 18' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Create a single family lot less than one acre in size for an additional dwelling.    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within a residential area of single family housing that has developed under RA and A zones.

### 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  
**History of Zoning:** None noted for this site, but other property in the area has been zoned RA for residential development in recent years.

### 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 consistent with surrounding residential uses and recent residential zonings that have occurred in the area. 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 have been rezoned RA in the past for the purpose of subdividing into smaller residential lots.
2. RA zoning is compatible with the surrounding development and zoning pattern.
3. RA is an extension of zoning from the south and west and is consistent with the sector plan designation.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This request will have a minimal impact on schools and streets.
3. The proposed RA zoning will allow the parcel to be subdivided into 10,000 square foot lots, which would have a minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for this property, consistent with the proposal.
2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Staff would anticipate that there may be future requests for RA or other residential zoning in this area, consistent with the sector plan proposal for this area.

If approved, this item will be forwarded to Knox County Commission for final action. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

MPC Action:

Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action:

APPROVE RA (Low Density Residential)

Date of MPC Approval:

10/13/2005

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:

11/21/2005

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:**