

# 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:** 11-A-04-RZ                      **Related File Number:**  
**Application Filed:** 9/8/2004                      **Date of Revision:**  
**Applicant:** ROBERT H. WHITAKER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North and west sides Foote Mineral Ln., north of Bakertown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 PART OF 295 AND 296 OTHER: MAP ON FILE AT M    **Jurisdiction:** County  
**Size of Tract:** 9.71 acres  
**Accessibility:** Access is via Foote Mineral Ln., a local street with 18 to 20 ' of pavement within a 40' to 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Single and multi-family residential                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County    **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This site is within a residential area of mixed housing, ranging from single family structures to a mobile home park. Zoning in the area includes RA, R-1, RP-1, PR, and RB residential and A and A-1 Agricultural.

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

**Street:** 6317 Foote Mineral Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned 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 rezoned PR 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 PR (Planned Residential) zoning.  
APPROVE a density of 1 to 5 dwellings per acre

Staff Recomm. (Full): The applicant is proposing to develop low density residential uses on this site. The requested zoning density is the maximum that may be permitted under the LDR sector plan designation.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The surrounding area has been developed with residential densities above and below the recommended 1 to 5 du/ac. The development of the subject property will be compatible with other residential developments in the surrounding area that include single family subdivisions and a mobile home park.  
2. This zoning change will permit less intensive residential uses than permitted by the existing RB zoning on much of the property and will allow development consistent with the established residential development pattern in the surrounding area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to the site for new development.
2. The maximum allowable number of units that could be developed under the requested density is 48 units. This number of units would generate approximately 388 additional vehicle trips per day for the street system, and approximately 11 school aged children could be added to the school system.
3. The PR zoning will allow MPC to consider a development plan for the property prior to any development taking place. Potential impacts to adjacent properties may be addressed at that time.
4. The Planning Commission and/or County Engineering may require that Foote Mineral Lane be widened from the south up to the entrance point of this development as a condition of concept plan/use on review approval. Foote Mineral Lane is 18 to 20 feet wide at different points from Bakertown Rd. The street has been widened as subdivision development to the south has occurred.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This requested zoning and density are consistent with the Northwest County Sector Plan.
2. The proposed rezoning is consistent with previous rezonings in the area, and more undeveloped properties could be requested for residential rezonings in the future.
3. The PR zone allows MPC and the general public to review a site plan prior to the property's development. This will afford the applicant an opportunity to address any issues and concerns that may be related to development of the site.

MPC Action: Approved

MPC Meeting Date: 11/10/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 11/10/2004

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: 12/20/2004

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**