

# 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-B-03-RZ                      **Related File Number:**  
**Application Filed:** 9/24/2003              **Date of Revision:**  
**Applicant:** TA TOH CHU  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Kimberlin Heights Rd., southeast side E. Marine Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 D C 6 OTHER: PORTION ZONED A                      **Jurisdiction:** County  
**Size of Tract:** 1 acre  
**Accessibility:** Access is via Kimberlin Heights Rd., a minor arterial street with 40' of right of way and 19' of pavement width, or via E. Marine Rd., a local street with 40' of right of way and 14' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Subdivide for houses                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with rural residential uses under Agricultural zoning.

### 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:** 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning will allow uses compatible with the scale and intensity of the nearby land uses and zoning pattern, including the primarily residential development to the northeast and northwest.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RA zoning will allow the property to be subdivided into 3 to 4 lots with connection to sewer.
2. The subject property is adjacent to commercial zoning to the southwest and agricultural zoning to the northeast.
3. The proposed use is consistent with adopted plans and is compatible with surrounding development.

THE EFFECTS OF THE PROPOSAL
1. The site will have to be connected to public sanitary sewer, which is available in the area. Knox County Engineering has identified a moderate soil hazard for the property, which means there are high water tables which may cause occasional flooding. (See attached 10/27/03 letter from Engineering.) It is recommended that all houses be connected to sewer and have no basements.
2. The streets are sufficient to handle additional traffic.
3. The impact to schools will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The South County Sector Plan proposes low density residential uses for the site, consistent with the request.
2. The property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Other properties in this area are proposed by the sector plan for low density residential development, so there may be some requests for residential zoning in the future.

MPC Action: Approved MPC Meeting Date: 11/13/2003

Details of MPC action:

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

Date of MPC Approval: 11/13/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 12/15/2003 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:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**