CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:	11-D-08-RZ	Related File Number:
Application Filed:	9/25/2008	Date of Revision:
Applicant:	JAMES ALLEN JOHNSON	

PROPERTY INFORMATION

	-		
General Location:	Southeast side Cain Rd., northeast of Amherst Rd		
Other Parcel Info.:			
Tax ID Number:	92 N A 002	Jurisdiction:	County
Size of Tract:	1.2 acres		
Accessibility:	Access is via Cain Rd., a local street with 17' of pavement width within 50' of right of way.		

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use:	Detached dwelling		Density:
Sector Plan:	Northwest County	Sector Plan Designation: LDR	
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	This area is developed with residential uses under A, I, RA, R-1 and RP-1 zoning.		

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

5326 Cain Rd

Location:

Street:

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 there is similar R-1 zoning located to the southeast.
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 DISPO	DSITION	
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	RECOMMEND that County Commission APPRO	/E RA (Low Density Residential) zoning.	
Staff Recomm. (Full):	RA zoning is compatible with the surrounding dev sector plan proposal for the property.	elopment and zoning pattern and consistent with the	
Comments:	 NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY: 1. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern. 2. This area around the subject property that is currently zoned Industrial is developed with residential uses, so the proposal is appropriate to bring the zoning into closer conformance with the land use. 3. Other properties that are located in the immediate area are developed with residential uses under A, RP-1, R-1 and RA zoning. CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: 1. The RA zone, as described in the zoning ordinance, provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential development. 2. The site is appropriate for residential development under RA zoning. However, it should be noted that Industrial zoning still exists in the area, which if developed with industrial uses, could have a negative impact on this site. 		
	 Public water and sewer utilities are available to serve the site. The potential impact to the street system is lessened with the proposed rezoning to residential, rather than industrial zoning. The proposal is compatible with surrounding development and zoning. 		
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS: 1. The Northwest County Sector Plan proposes low density residential uses for this site, consistent with the proposed RA zoning. 2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragu Growth Policy Plan map. 3. This request may lead to future sector plan and rezoning requests for residential in the immediate area, which would be consistent with the majority of the zoning in the area, as well as consistent with the sector plan proposal for the area. 		
MPC Action:	Approved	MPC Meeting Date: 11/13/2008	
Details of MPC action:			
Summary of MPC action:	RECOMMEND that County Commission Approve RA (Low Density Residential)		
Date of MPC Approval:	11/13/2008 Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		
	LEGISLATIVE ACTION AND D	ISPOSITION	

LEGISLATIVE ACTION AND DISPOSITION

 Legislative Body:
 Knox County Commission

 Date of Legislative Action:
 12/15/2008

 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: