

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-H-04-RZ **Related File Number:**
Application Filed: 10/15/2004 **Date of Revision:**
Applicant: GARRON LAND SURVEYING
Owner:

PROPERTY INFORMATION

General Location: Northeast side Collier Rd., northeast of Paradise Dr.
Other Parcel Info.:
Tax ID Number: 56 D A 014 **Jurisdiction:** County
Size of Tract: 0.53 acres
Accessibility: Access is via Collier Rd., a local street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family residence
Surrounding Land Use:
Proposed Use: Two single family residences **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural and low density residential uses under A, PR, RA and RB zoning.

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

Street: 8028 Collier Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and PR (Planned Residential)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Not an extension of RA, but it is an extension of residential PR zoning from the northwest.
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 is compatible with surrounding development and is consistent with the low density residential designation on the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties and subdivisions in the immediate area are zoned PR, RA and RB.
3. The RA zoning will allow the 0.53-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided into 2 lots for residential development, as proposed.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning and RA zoning will allow development similar to other RA, PR and RB development in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

MPC Action: Approved MPC Meeting Date: 11/10/2004

Details of MPC action:

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

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: 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: