

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-I-02-RZ                      **Related File Number:**  
**Application Filed:** 10/15/2002              **Date of Revision:**  
**Applicant:** ROY E. SEYMOUR  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side McCloud Rd., south of Fort Sumter Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 28 C H 1-26, OTHER: 019-NC-1-18, 019-ND-1-5 MAP ON      **Jurisdiction:** County  
**Size of Tract:** 20 acres  
**Accessibility:** Access is via Joshua Rd., a local street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Subdivision  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of a residential subdivision that has developed under RA and PR zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PR in 1996. (5-E-96-RZ)

### 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 the single family residential development that is occurring on these properties and will put them under the same zoning as the rest of the subdivision located to the south. The sector plan proposes low density residential use for the property.

Comments: A. Need and Justification for Proposal
1. This site is served by public water and sewer and has developed in a manner consistent with the surrounding development pattern.
2. Changing the zoning from PR to RA is not a significant zoning change and would not affect the development of the subdivided lots.
B. Effects of Proposal
1. The RA zone permits residential development similar to that permitted by the present PR zone.
2. RA zoning is compatible with the scale and intensity of other nearby development and zoning and with abutting residential uses.
C. Conformity with the General Plan and One Year Plan
1. RA zoning at the density requested will permit consideration of uses compatible with surrounding development and the water, sewer, and street system available to serve the site.
2. Other property in the area could be rezoned to RA and stay within the policies and guidelines of the adopted plans for the area.
3. This zoning change will help to strengthen the low density residential character of the area.

MPC Action: Approved MPC Meeting Date: 11/14/2002

Details of MPC action:

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

Date of MPC Approval: 11/14/2002 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: 12/16/2002 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: