

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-O-03-RZ **Related File Number:**
Application Filed: 10/14/2003 **Date of Revision:**
Applicant: PAUL GARRON
Owner:

PROPERTY INFORMATION

General Location: Northeast side Joe Hinton Rd., southeast side Hull Ln.
Other Parcel Info.:
Tax ID Number: 105 161 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Joe Hinton Rd., a major collector street with 50' of right of way and 18' of pavement width, or via Hull Ln., a local street with 25-35' of right of way and 11-15' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence
Surrounding Land Use:
Proposed Use: One duplex and one single family residence **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under A and RA zoning.

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

Street: 1504 Hull Ln
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: Yes, extension of RA from the south.
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 a logical extension of zoning from the south and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. All infrastructure and utilities are in place in the immediate vicinity to serve this site, which is proposed by the sector plan for low density residential development.
- 2. The request is a logical extension of RA zoning from the south and will allow uses compatible with surrounding development.
- 3. RA zoning will allow the applicant's proposed use of part of the property for a duplex to be considered by MPC for use on review approval. The property would also have to be subdivided to create a separate lot for a duplex and a separate lot for the single family dwelling.

THE EFFECTS OF THE PROPOSAL

- 1. Sanitary sewer utilities are available in the area (within 350 feet) to serve the subject property. The applicant has indicated that the intent is to connect the development to sewer. Water is available on site.
- 2. The proposal will have minimal impact on streets and schools.
- 3. The proposed zoning is compatible with surrounding development and will have minimal effect on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes low density residential uses for this site.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. Staff would anticipate that there may be future requests for changes to residential zoning on some of the remaining Agricultural zoned properties in the area.

MPC Action: Denied

MPC Meeting Date: 11/13/2003

Details of MPC action: DENY RA (Low Density Residential) zoning.

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

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

Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: