

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-Q-05-RZ **Related File Number:**
Application Filed: 10/12/2005 **Date of Revision:** 2/28/2008
Applicant: J. D. ROBISON

PROPERTY INFORMATION

General Location: Southwest side Old Clinton Hwy., northeast of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 55 M A 020.01, 021 **OTHER:** (PORTIONS ZONED A) **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Old Clinton Hwy., a minor collector street with 20' of pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of an older residential area that developed under RB and A zones .

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

Street: 7829 Old Clinton Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests: None noted
Extension of Zone: Yes
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 DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE RB (General Residential) zoning

Staff Recomm. (Full):

RB zoning of all of this site is consistent with other residential zoning in the area and permits uses compatible with the built community. The sector plan proposes medium density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The front of the subject parcel is already zoned RB. The proposed rezoning will allow the entire property to be developed under one zoning designation.
3. The residential uses allowed under RB zoning will face other residential uses zoned RB and back up to commercial uses zoned CA.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have minimal impact on schools. Old Clinton Hwy. has sufficient capacity to handle additional residential traffic resulting from development of this property.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes MDR 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 may generate similar requests for extensions of RB zoning in this area. Other properties along Old Clinton Hwy. in this section are proposed on the sector plan for medium density residential adjacent to CA zoning.

MPC Action:

Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action:

APPROVE RB (General Residential)

Date of MPC Approval:

12/8/2005

Date of Denial:

Postponements: 11/10/2005

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading: 5/27/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Denied (Withdrawn)

If "Other": Postponed 1/23/06-11/20/06 not put on Agenda, 4/16 postponed to Oct,Nov,Dec2007, Jan, Feb, March, April 2008

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: