

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: 12-A-03-RZ **Related File Number:**
Application Filed: 11/12/2003 **Date of Revision:**
Applicant: JOHN & RHONDA DUNN
Owner:

PROPERTY INFORMATION

General Location: Southeast side Karnes Dr., southeast of Lett Rd.
Other Parcel Info.:
Tax ID Number: 13 025 **Jurisdiction:** County
Size of Tract: 9.5 acres
Accessibility: Access is via Karnes Dr., a local street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family housing **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of rural residential development found along Karnes Dr. within A zoning.

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

Street: 0 Karnes Dr.
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: No
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning

Staff Recomm. (Full): RA zoning is consistent with the rural residential development found in the area and with the sector plan proposal of low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with the rural residential development found in the area that is mostly made up of older single family housing on larger lots.
2. The site is currently zoned A, which would allow residential development at 1 unit per acre.
3. The topography of the site is suitable for residential development at RA density.

THE EFFECTS OF THE PROPOSAL

1. The RA zoning will allow this property to be developed with half-acre lots on septic tanks and 10,000 sq. ft. lots if public sewer is extended to the site.
2. The RA density range would result in 15 to 26 lots, generating 150 to 260 vehicle trips per day to the street system.
3. Public water and sewer can be provided to this site from the Northeast Knox Utility District.
4. The subdivision process would require MPC approval.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan recommends Low Density Residential for the site, which is consistent with the requested RA zoning.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth.

MPC Action: Approved

MPC Meeting Date: 12/11/2003

Details of MPC action:

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

Date of MPC Approval: 12/11/2003

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: 1/26/2004

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: