

# 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-B-06-RZ                      **Related File Number:**  
**Application Filed:** 10/6/2006              **Date of Revision:**  
**Applicant:** GEORGE WADSWORTH

### PROPERTY INFORMATION

**General Location:** North side Clinton Hwy., west of Murray Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 I B 001.01    OTHER: (PORTION ZONED A)                      **Jurisdiction:** County  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Clinton Hwy., a major arterial street, with a five lane section in this area.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential    **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** MDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This partly developed site is located between commercial uses along Clinton Hwy. within CA and C-3 zones, and residential uses developed off that arterial street within R-1, RB and A zones

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

**Street:** 6328 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 for this site, but adjoining property was recently rezoned RB. (9-D-06-RZ)

### 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 will permit the development of this site in a manner that is consistent with the adjoining residential and commercial zoning and development. The sector plan proposes medium density use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The RB zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. RB zoning is compatible with other properties in the immediate area that are also zoned RB for residential use. The RB zoning will require MPC use on review approval of a development plan showing greater than 12 du/ac., prior to the development of the property. During this review, potential issues such as traffic, street improvements, drainage, access, topography, lot layout and other development concerns can be addressed.
3. RB is a logical extension of residential zoning from the north and northeast.
4. The applicant's property fronts on Clinton Hwy., a 5-lane major arterial street that has been developed as a commercial corridor, although the CA portion of the site is not being requested for rezoning to RB.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will impact Clinton Hwy with more turning movements and will add school age children to the area population.
3. The recommended RB zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.
4. The proposed site plan will need to address the property's slope issues, slope analysis shows about half the site to be 15% or greater, which will need to be preserved to the extent possible.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes medium density use and slope protection for the site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for RB zoning on other properties in the area which front on, or have direct access to, Clinton Hwy.

MPC Action:

Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action:

APPROVE RB (General Residential)

Date of MPC Approval:

6/14/2007

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:

7/23/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**