

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: 12-I-04-RZ **Related File Number:**
Application Filed: 11/9/2004 **Date of Revision:**
Applicant: LARRY E. JONES
Owner:

PROPERTY INFORMATION

General Location: North side Strawberry Plains Pike, north of Corum Rd.
Other Parcel Info.:
Tax ID Number: 73 090 **Jurisdiction:** County
Size of Tract: 18 acres
Accessibility: Access is via Strawberry Plains Pike, a minor arterial street with 25' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:**
Sector Plan: East County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under Agricultural zoning. There are a few commercial uses in the area, zoned CA, CB and PC.

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

Street: 8109 Strawberry Plains Pike
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: Michael Brusseau

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

Staff Recomm. (Full): RA zoning is consistent with the sector plan proposal for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with surrounding development and is consistent with the sector plan proposal for low density residential uses in the area.
2. The property is surrounded by residential development, under Agricultural zoning, and is located within the Planned Growth Area of the Growth Policy Plan.
3. The RA zoning will allow the 18-acre property to be subdivided into lots of no less than 10,000 square feet in size with sewer, or 20,000 square feet without sewer.

THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available to serve the site. Sewer utilities are not available at the site. The applicant has stated that sewer will either be extended by KUB or a private sewer treatment facility will be constructed on the site, contingent upon gaining Knox County Health Department approval.
2. Under the requested RA zoning, up to 78 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 780 vehicle trips per day to the street system and about 40 children under the age of 18 to the school system. A traffic impact study will be required as part of the concept plan process if more than 75 lots are proposed.
3. The proposal is compatible with the surrounding residential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes low density residential 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 could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a concept plan and final plat for MPC approval prior to subdivision and development of the property. These plans will show the property's proposed subdivision, lot layout and means of access.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

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

Date of MPC Approval: 12/9/2004

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: 1/24/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: