

# 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:** 2-C-07-RZ  
**Application Filed:** 12/15/2006  
**Applicant:** STEVE TODD

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** East side Piney Grove Church Rd., south side Creekhead Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 B A 009 **Jurisdiction:** City  
**Size of Tract:** 0.6 acres  
**Accessibility:** Access is via Creekhead Dr., a local street with 17' of pavement width within 50' of right of way or Piney Grove Church Rd., a minor collector street with 19' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residence **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with residential uses under A-1, R-1 and RP-1 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** R-1 (Low Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of R-1 from the east  
**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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE R-1 (Low Density Residential) zoning.

Staff Recomm. (Full): R-1 is a logical extension of zoning from the east, is compatible with surrounding development and zoning and is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. R-1 is a logical extension of zoning from the east.  
2. R-1 is compatible with the scale and intensity of the surrounding development and zoning pattern.  
3. R-1 zoning will allow the property to be developed with low density detached residential uses, consistent with the sector plan and One Year Plan proposals for the site.

THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available in the area to serve the development.  
2. The applicant's requested zoning will allow the proposed residential development for individual detached dwellings on minimum 7,500 square foot lots, which would allow for up to 3 lots on this property.  
3. The impact to surrounding properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. Both the Northwest County Sector Plan and the City of Knoxville One Year Plan propose low density residential uses for this site, consistent with the proposal.  
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Urban Growth Area (within the City Limits of Knoxville).  
3. This proposal could lead to future requests for R-1 zoning in the area, on properties that are currently zoned A-1.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action: R-1 (Low Density Residential)

Date of MPC Approval: 2/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/13/2007

Date of Legislative Action, Second Reading: 3/27/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: