

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-C-11-RZ **Related File Number:**
Application Filed: 12/21/2010 **Date of Revision:**
Applicant: TOMMY JOHNSON

PROPERTY INFORMATION

General Location: Southeast side Brown Gap Rd., southeast of Bakersfield Way
Other Parcel Info.:
Tax ID Number: 48 E C PORTION OF 017 **OTHER:** MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 0.724 acres
Accessibility: Access is via Brown Gap Rd., a minor arterial street with 20' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Residences **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR and HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of residential uses at rural, low and medium densities, under A, PR and RB zoning.

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

Street: 4112 Brown Gap Rd
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:

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.):

RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full):

RA zoning allows compatible uses with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY

- 1. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
- 2. There are large residential developments to the north and east of the site, zoned PR and RB, that permit higher densities.
- 3. The proposed RA zoning is consistent with the North City Sector Plan proposal for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

- 1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
- 2. Based on the above description, this site is appropriate for RA zoning.
- 3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health Department.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
- 2. The impact to the street system will be minimal. When a plat is submitted to subdivide the property, a right-of-way dedication will be required. In this section of Brown Gap Rd., this dedication will be 35 feet from the right-of-way centerline.
- 3. The proposed zoning is compatible with surrounding development, and the impact should be minimal, as the two residential structures are already in place.
- 4. The applicant intends to subdivide this parcel into 2 lots to provide separate lots for the two residential structures on site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North City Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.

Action:

Approved

Meeting Date: 2/10/2011

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE RA (Low Density Residential)

Date of Approval:

2/10/2011

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: 3/28/2011

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: