CASE SUMMARY

APPLICATION TYPE: REZONING

2-C-12-RZ File Number: **Related File Number:**

1/9/2012 **Application Filed:** Date of Revision:

STEVEN A. BUFFALO Applicant:



8 6 5 • 2 1 5 • 2 5 0 0 A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side Meredith Rd., northeast of Hannahs Park Ln.

Other Parcel Info.:

67 062 **Tax ID Number:** Jurisdiction: County

Size of Tract: 4 acres

Accessibility: Access is via Meredith Rd., a minor collector street with 17' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Vacant land **Existing Land Use:**

Surrounding Land Use:

Proposed Use: Residential development **Density:**

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with agricultural and rural to low density residential uses under A, RA and PR

zoning.

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

4117 Meredith Rd Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

RA (Low Density Residential) Requested Zoning:

Previous Requests: None noted

Extension of Zone: Yes, extension of RA from the northwest

None noted **History of Zoning:**

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 is an extension of zoning from the northwest, allows compatible uses with the surrounding

development and zoning 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. The proposed RA zoning is consistent with the Northwest County Sector Plan proposal for the site.
- 3. RA is an extension of zoning from the northwest.

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 Meredith Rd., this dedication will be 30 feet from the right-of-way centerline.
- 3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
- 4. The applicant intends to subdivide this 4 acre parcel into additional lots for residential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County 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: 2/9/2012

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE RA (Low Density Residential) zoning.

Date of Approval: 2/9/2012 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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Date of Legislative Action: 3/26/2012 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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