

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-E-06-RZ **Related File Number:**
Application Filed: 12/30/2005 **Date of Revision:**
Applicant: MARGARET BAKER
Owner:

PROPERTY INFORMATION

General Location: North side Greenway Dr., east of Beverly Rd.
Other Parcel Info.:
Tax ID Number: 59 J A 044 **Jurisdiction:** County
Size of Tract: 1.15 acres
Accessibility: Access is via Beverly Rd., a major collector street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: Single family residential **Density:**
Sector Plan: North City **Sector Plan Designation:** MDR and SLPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The north side of Beverly Rd./Greenway Dr. in this area is developed with residential uses under I, R-1 and RB zoning. The south side is developed with business/industrial uses under I and I-3 zoning.

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

Street: 4702 Beverly Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: A (Agricultural)
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 A (Agricultural) zoning.

Staff Recomm. (Full): Agricultural zoning is compatible with surrounding land uses and more appropriate for the current use of the site as a residential dwelling. The requested zoning is less intense than what would be allowed under the current sector plan designation.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site meets the minimum one acre lot area requirement for Agricultural zoning and is currently developed with a residence.
2. The applicant proposes to continue the current residential use of the property, consistent with the requested zoning. The current Industrial zoning would not allow any addition or reconstruction of the existing residential use.
3. The proposal is compatible with the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The recommended Agricultural zoning allows residential uses with a minimum lot size of 1 acre, as well as agricultural/farming uses.
- 3. The proposal is compatible with the surrounding zoning and there will be no impact on adjacent properties. The subject property is surrounded by I (Industrial) zoning, which could be developed with uses that would have a negative impact on the proposed residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North City Sector Plan proposes medium density residential and slope protection for the site. The proposed zoning is less intense than what would be allowed under the sector plan proposal and should help to minimize the impact on the sloped rear portion of the site.
- 2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests in the future on other Industrial zoned residential properties in this area.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 2/9/2006

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: 3/27/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: