

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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www.knoxmpc.org

File Number: 2-F-06-RZ **Related File Number:**
Application Filed: 1/3/2006 **Date of Revision:**
Applicant: ALEKSANDR BOTEZAT
Owner:

PROPERTY INFORMATION

General Location: Northwest side Hunters Glen Dr., southwest of Trousdale Rd.
Other Parcel Info.:
Tax ID Number: 92 032 **Jurisdiction:** County
Size of Tract: 1.05 acres
Accessibility: Access is via a dead-end local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This vacant wooded site is adjacent to an established residential subdivision that has developed under RA zoning

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

Street: 6637 Hunters Glen Dr
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: Yes
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RA zoning

Staff Recomm. (Full): RA zoning is consistent with the adjacent R-1 zoning and single family development. The sector plan proposes LDR for the site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under A, RA, PR and R-1 zoning.
2. RA is consistent with the adjoining R-1 zoned subdivision. The subject property will be subdivided in the same manner as the adjacent property,
3. RA zoning will require MPC subdivision approval for any development of the property beyond one dwelling. During this review, potential issues such as traffic, drainage, access, topography, lot layout, density and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
2. RA zoning will permit the subdivision of the site into 10,000 sq. ft. lots to be developed in a manner similar to the adjacent subdivision.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for RA or PR zoning in this area.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

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

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: